

**Morgans**

PROPERTY

25 Meldrum Crescent, Burntisland, KY3 0JJ

Offers Over £140,000











Extended upper apartment with fabulous views over the forth. The property is a credit to the present owners with quality fixtures and fittings throughout and offers a bright and spacious easy to maintain home with easy to maintain garden to the rear. The accommodation comprises entrance stairwell, hallway, breakfasting kitchen, three bedrooms and shower room. Stairs lead to spacious lounge with maximising the river views. The apartment is set in the heart of the seaside town within walking distance of amenities. The property is double glazed with gas central heating, on-street parking and private drying green, essential viewing.







## LOCATION

Burntisland is a beautiful seaside town on the shores of the Forth estuary, located between the major towns of Dunfermline and Kirkcaldy. Burntisland town has a wide range of services and amenities including local shopping, recreational and sporting facilities and a railway station giving direct access to Edinburgh which makes commuting easy.

## EXTRAS INC IN SALE / AGENTS NOTE

All floor coverings, curtain poles, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given to the interlinked system installed in this property.









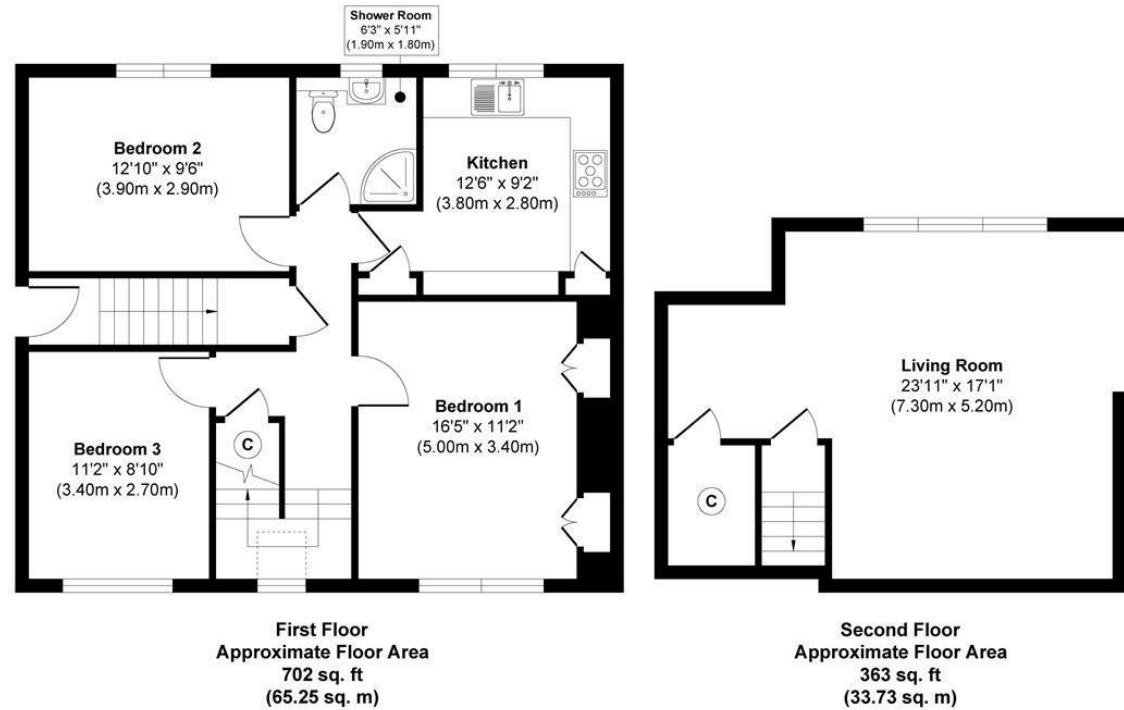








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Approx. Gross Internal Floor Area 1065 sq. ft / 98.98 sq. m  
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SOLICITORS | PROPERTY

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PROTECTED

AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.