



## 14 Osprey Crescent, Dunfermline, Fife, KY11 8JQ

Immaculately Presented, Two-Bedroom, Mid-Terrace Home with Gardens

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# Property Description

Immaculately presented, two-bedroom, mid-terrace home, with gardens and ample residential parking. Set in an established, factored, residential development, east of Dunfermline centre, Fife.

Comprises an entrance hall, living room, dining/kitchen, utility room, two double bedrooms, a bathroom and a ground-floor WC.

Light and tastefully finished, features include a fitted kitchen with appliances, modern bathroom suites, gas central heating and double glazing. In addition, there is an alarm system, and good storage provision including integrated bedroom wardrobes and a partially floored loft.

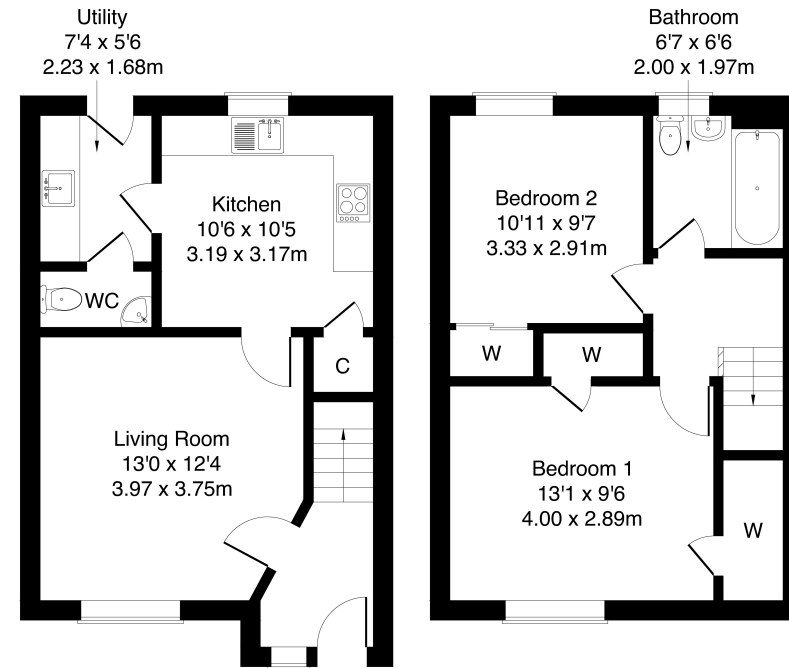
Externally, there is a lawn to the front; whilst a low maintenance rear includes a paved patio, a wood-decked patio, and a gate to the residential car park. This modern development also offers additional unrestricted on-street parking and well-maintained communal grounds.

A welcoming entrance hall offers space for outerwear, and affords access to the carpeted stairs leading to the upper hall and the front-facing living room, tastefully finished in light natural decor and carpeted flooring. Set off the living room, the stylish kitchen offers space for dining and access to a convenient utility room and WC, with further access to the rear garden. Modern fitted units include stone effect worktops with matching upstands, a sink with drainer; an integrated oven and gas hob with extractor hood; and a freestanding fridge, freezer and washing machine.

On the upper floor, bedroom one is set to the front, with light decor, carpeted flooring and two built-in wardrobes; whilst bedroom two is set to the rear, similarly well-finished with light decor, carpeted flooring and a built-in wardrobe with mirror sliding doors. Completing the accommodation, the family-size bathroom is fitted with a modern suite including a mains mixer shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



**Ground Floor**

**First Floor**

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of

amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.





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