



Flat 25H, Osprey Crescent, Dunfermline, KY11 8JP  
Offers Over £120,000







# Key Features

 1 Bedroom

 1 Public

 1 Bathroom

- A modern, one bedroom second floor flat located within a sought after residential setting within Duloch Park
- A convenient setting, local amenities include various supermarkets, restaurants and leisure facilities, all within easy access of the property. A short drive away, Fife Leisure Park offers additional amenities including a ten-screen cinema and various coffee shops. Walking distance from Duloch Park
- Transport links include several local train stations, Park and Ride facilities at Halbeath and Inverkeithing and the M90 motorway connecting Edinburgh and the North only a few minutes drive from the property
- Benefitting from resident's parking and secure entry phone system
- Hallway with storage
- Bay window living room with ample room for free standing furniture including space for a small table and chair set
- Modern, well equipped kitchen with a good selection of storage, white goods and worktop space
- Double bedroom with built in sliding wardrobes and a second storage cupboard
- Modern, tiled family bathroom with three piece suite and mains fed shower over the bath completes the accommodation
- Factored garden grounds and building
- A fantastic first time home and viewing comes highly recommended to appreciate the space and quality on offer









# Location

Nestled in the heart of Fife, Dunfermline seamlessly blends rich history with modern living, making it an ideal place to call home. As Scotland's ancient capital, it offers a wealth of cultural landmarks, including the stunning Dunfermline Abbey and Pittencrieff Park—perfect for leisurely strolls and family outings.

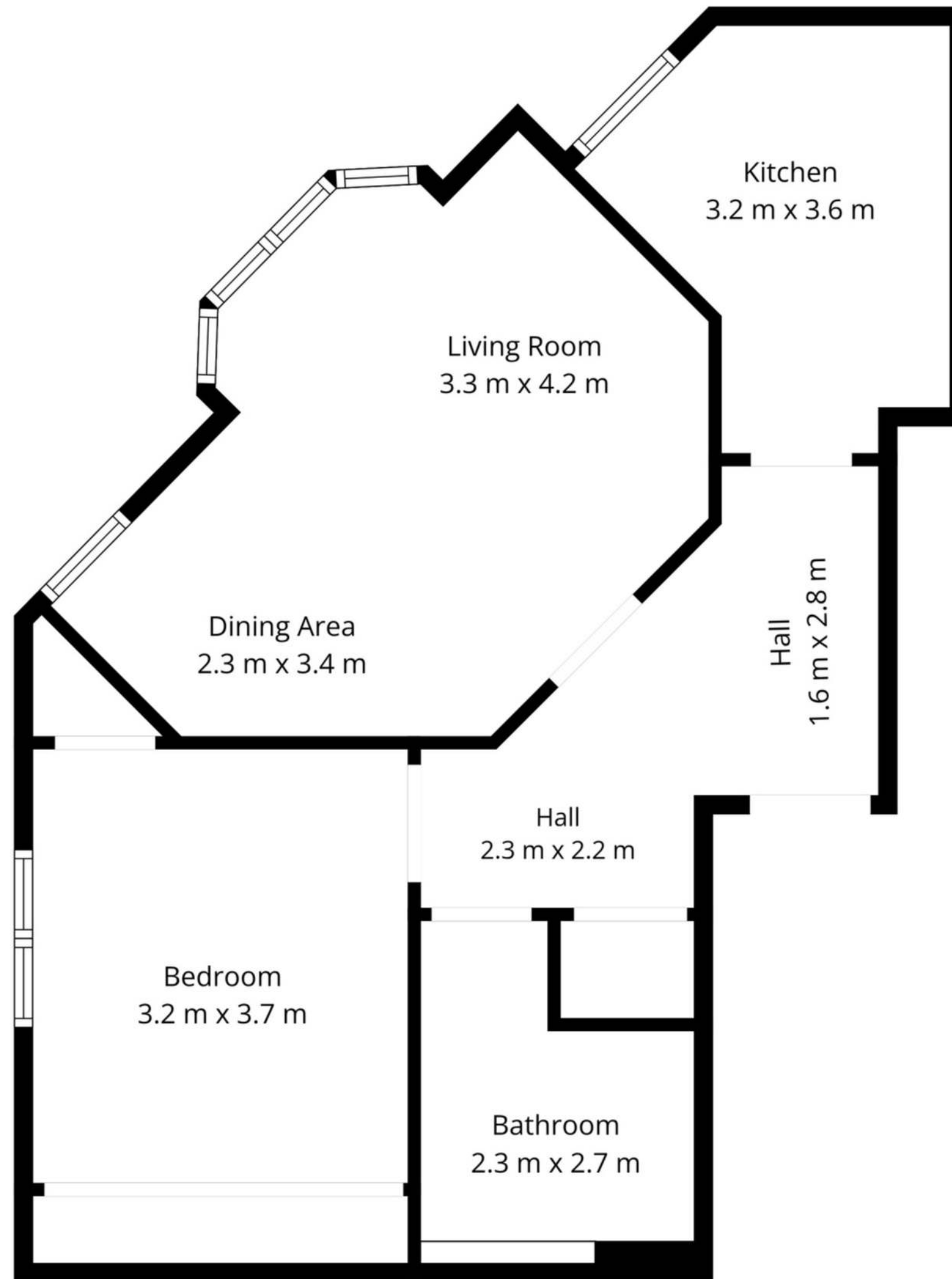
The city boasts excellent amenities, from a variety of high-street shops and independent boutiques to top-rated schools and a variety of leisure facilities. A wide range of restaurants, cafés, and traditional pubs, catering to every taste.

Dunfermline is exceptionally well-connected, with frequent rail services to Edinburgh (just 30 minutes away) and easy access to the M90, ensuring swift travel to Glasgow, Perth, and beyond. For international travel, Edinburgh Airport is a short drive away with Park and Ride facilities at Halbeath and Inverkeithing.

Whether you're looking for a bustling community, excellent transport links, or green spaces, Dunfermline offers a quality of life that's hard to beat.







**TOTAL: 58 m2**  
SECOND FLOOR: 58 m2  
EXCLUDED AREAS: WALLS: 6 m2

Measurements Are Regarded As Highly Reliable; However, They Cannot Be Guaranteed.



## Enquiries

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Floorplans are for illustrative purposes only. Measurements are deemed highly reliable but not guaranteed.

