



**Morgans**

PROPERTY

31A Osprey Crescent, Dunfermline, KY11 8JP

Offers Over £150,000



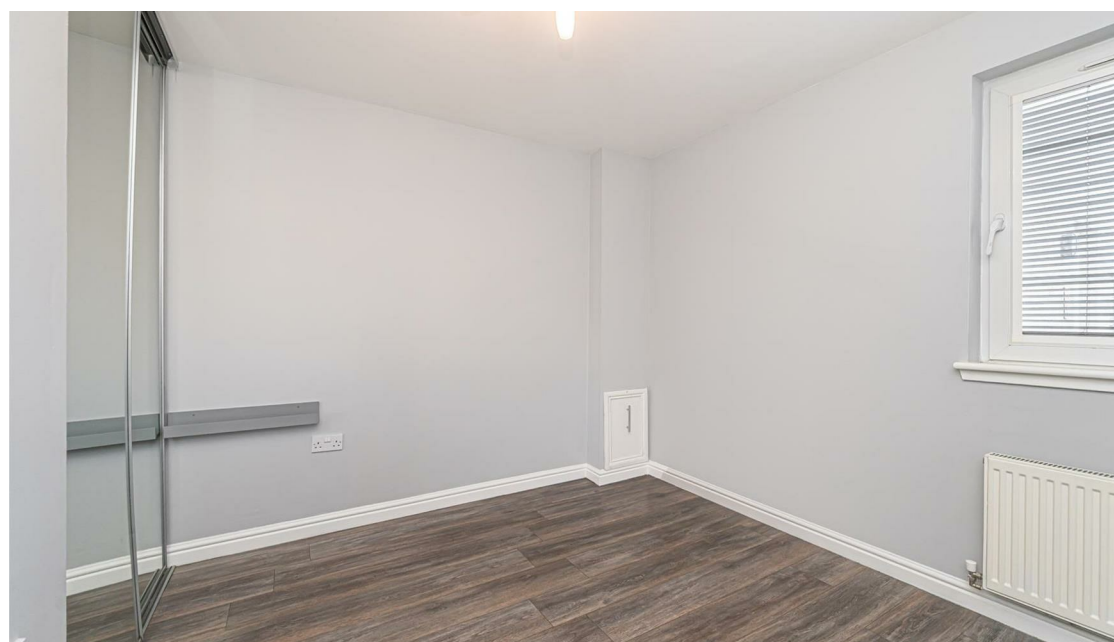




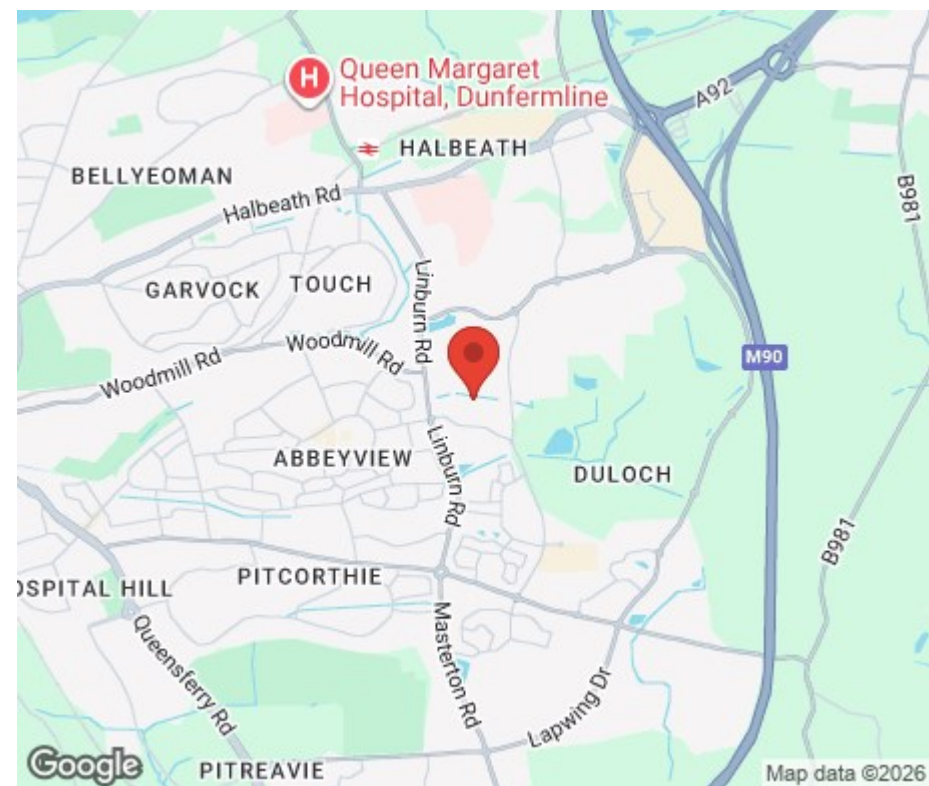




Superb, modern ground floor apartment located within what has proven to be a popular development, well placed for access to local amenities including Tesco Superstore and leisure complex. The accommodation is offered in good condition and briefly comprises secure entry phone into well maintained entrance with private door and reception hallway with good storage. The lounge has space for table and chairs with bay window, fitted kitchen with appliances and two double bedroom (both with built in wardrobes) and bathroom with off mains overhead shower. The property benefits from gas central heating and double glazing together with private residents parking and communal garden grounds. Early viewing is highly recommended to appreciate the accommodation on offer.







## LOCATION

The ancient capital of Dunfermline won its bid to have official city status in May 2022, as part of the civic honour's competition to celebrate the Queen's platinum jubilee. The City of Dunfermline is of considerable historic interest and is the resting place of King Robert the Bruce. Carnegie's Birthplace museum, the Abbey and Abbot House reflect the historic interest of the city, whilst recent developments have seen Dunfermline move into the modern era with Carnegie Museum and Library. Dunfermline is located approximately five miles from the Forth bridges and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and across the Kincardine Bridge by way of motorways to Stirling, Glasgow and the West. It benefits from a full range of shops, social and leisure facilities and educational establishments. The local railway stations provide a regular service to Edinburgh with intercity links to other parts of the UK. There are regular and convenient bus services both local and national.

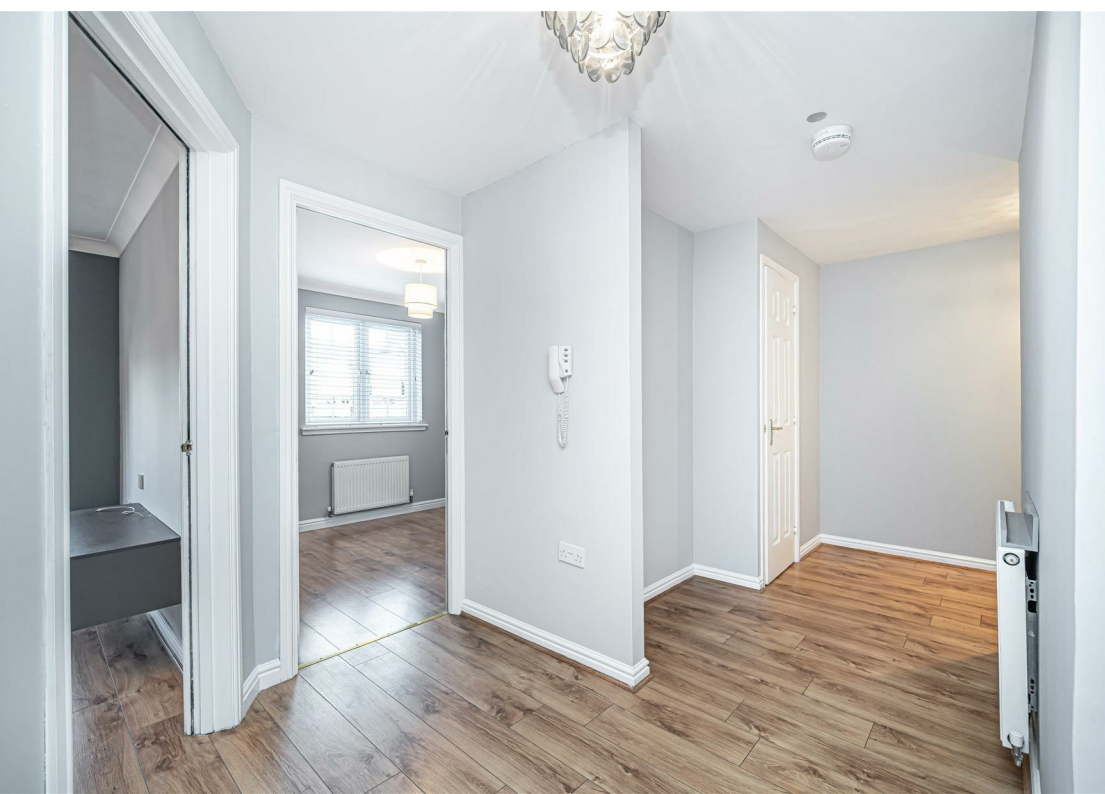
## EXTRAS INC. IN SALE/AGENTS NOTE

All floor coverings, blinds, bathroom and light fittings together with integrated appliances and white goods as shown. No warranty will be given on the white goods they are sold as seen.

Please note there is a Factor Fee applied to this property. Details can be obtained from our office.

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 that any interlinked system has been installed in this property and interested parties should make their own enquiries.





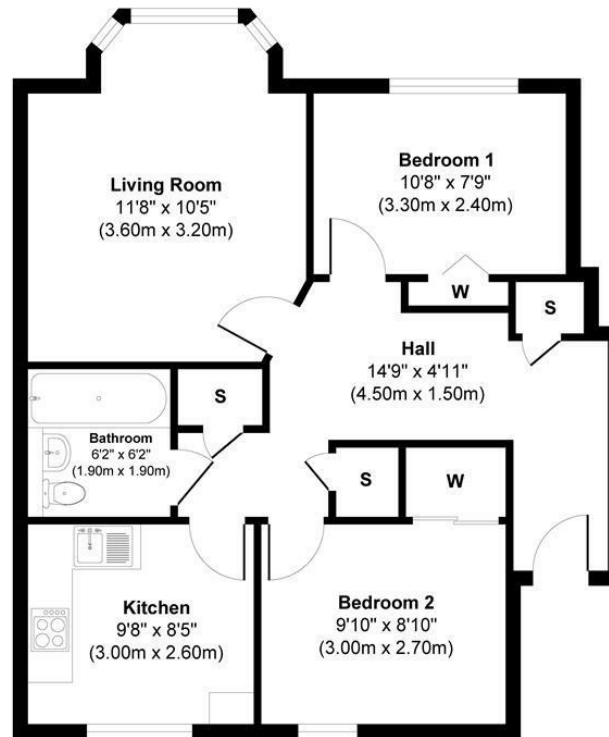












**Approximate Floor Area**  
**685 sq. ft**  
**(63.63 sq. m)**



**Approx. Gross Internal Floor Area 685 sq. ft / 63.63 sq. m**

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media



**SOLICITORS | PROPERTY**

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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.