



## 30 OSPREY CRESCENT DUNFERMLINE, KY11 8JQ

£199,995  
FREEHOLD

New for sale a deceptively spacious Mid Terraced Villa with generous living space, enclosed garden & off-street parking situated close to all amenities & road network for commuting. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home in popular location comprising Entrance Hallway - Bright Lounge- Modern Dining Kitchen - Utility/ Pantry - Three Bedrooms Master En-Suite - Family bathroom & Sep WC. Further benefitting from DG- GCH - EPC E & Floored Attic. Externally enclosed rear garden & residents off street parking bays are provided. HOME REPORT £205,000. View Now!



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# 30 OSPREY CRESCENT

• DECEPTIVELY SPACIOUS MID TERRACED VILLA • THREE BEDROOMS MASTER EN-SUITE • BRIGHT LOUNGE - FLOORED ATTIC • MODERN DINING KITCHEN & UTILITY/ PANTRY • BATHROOM & SEP WC • DG- GCH - EPC D • HOME REPORT £205,000 • ENCLOSED REAR GARDEN • OFF STREET PARKING BAYS • POPULAR RESIDENTIAL LOCATION



## FULL DESCRIPTION

New for sale a deceptively spacious Mid Terraced Villa with generous living space, enclosed garden & off-street parking situated close to all amenities & road network for commuting. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a spacious family home in popular location comprising Entrance Hallway - Bright Lounge- Modern Dining Kitchen - Utility/ Pantry - Three Bedrooms Master En-Suite - Family bathroom & Sep WC. Further benefitting from DG- GCH - EPC D & Floored Attic. Externally enclosed rear garden & residents off street parking bays are provided. HOME REPORT £205,000. View Now!

## LOCATION

The City of Dunfermline is the Ancient Capital of Scotland & the remains of Robert The Bruce rest. Ideally positioned adjacent to the A92 road network for commuters to Edinburgh - Glasgow - Dundee & Beyond. Dunfermline boats mainline railway halts at Queen Margaret / Dunfermline itself. Halbeath Park & Ride provides additional commuter facilities for this vibrant growing City. Dunfermline offers a wealth of Early Education - Primary & Secondary Schooling facilities. Golf Courses - Carnegie Sports centre to name but a few leisure amenities offered.

## ENTRANCE HALL

Welcoming entrance & space for cloak facility. Laminate floor.

## SEP WC

Low level wc. Wash hand basin. Extractor fan.

## LOUNGE

Bright & airy public room. 3 DG windows to front. Blinds. Laminate floor.

## DINING KITCHEN

Generously proportioned & fitted with range of wall & base cabinets, wipe clean worktop surface. Inset 1.5 sink. Boiler. Integrated induction hob, oven. Store houses meters. DG window to rear. DG patio doors to enclosed rear garden.

## UTILITY / PANTRY

Flexible additional store housing white goods appliances & plumbing. Power/ light.

## STAIRS TO FIRST FLOOR

Large loft hatch with ladder to floored loft with power & light. Formally used as an office. Ideal for storage.

## MASTER BEDROOM

Spacious main double bedroom with 2 double wardrobes. 3 DG windows to front. Coved edging. Carpet.

## EN-SUITE SHOWER-ROOM

Comprising double shower with clear screen, wash hand basin, low level wc. Extractor fan.

## BEDROOM 2

Second double bedroom with space for free standing wardrobes/ furniture. DG window to rear. Carpet.

### **BEDROOM 3**

Bright 3rd bedroom. DG window to rear. Carpet.

### **FAMILY BATHROOM**

Comprising bath, wash hand basin, low level wc.  
Frost DG window. Extractor fan.

### **FLOORED ATTIC**

Pull down ladder, power, light. DG skylight window.

### **EXTERNAL**

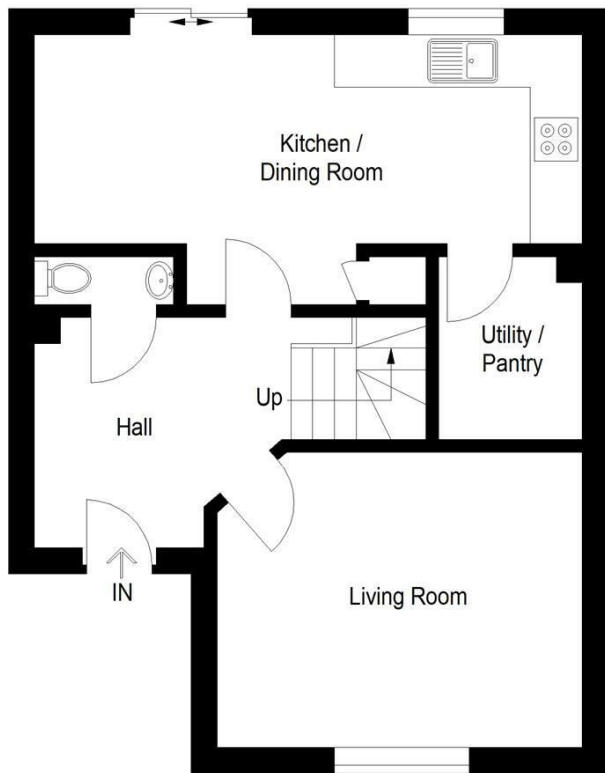
Low maintenance front garden. Fence enclosed rear.  
Lawn, paved patio. Security light.

### **OFF STREET PARKING**

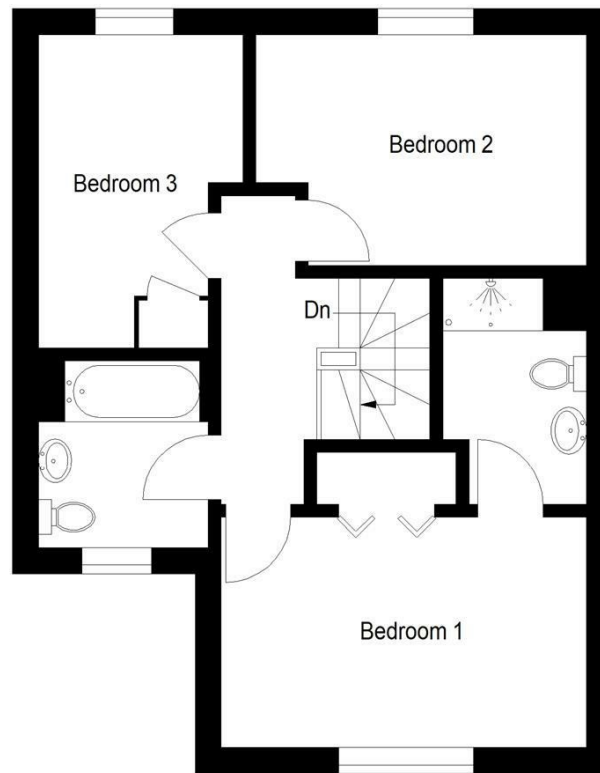
Non designated residents/ visitors off street parking  
bays.

## **30 OSPREY CRESCENT**





Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	77	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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