



**Stevenson Marshall**  
Property & Law

33H Osprey Crescent  
Dunfermline, KY11 8JP

Offers over £110,000

# 33 H Osprey Crescent, Dunfermline

A bright and spacious top floor flat with pleasant open outlooks and peaceful setting.

There is a good internal layout which includes a reception hallway, bay windowed dining lounge, breakfasting kitchen, double bedroom and bathroom.

Gas central heating and double glazed windows are installed with good storage (including attic space), flexible layout and security entry system.

## Accommodation and room sizes

### Entrance hallway

Lounge: 5.32m x 3.05m (19'1 x 10'0)

Kitchen: 3.67m x 2.73m (12'1 x 8'11)

Bedroom 1: 4.23m x 3.09m (13'10 x 12'2)

Bathroom: 3.20m x 1.53m (10'6 x 5'0)

The property benefits from factored garden grounds which are mainly laid to lawn with ample resident parking bays. Worth highlighting are the pleasant open outlooks over local green spaces and a small park to front.

Quietly situated, Osprey Crescent forms part of a popular residential area located approximately two miles from Dunfermline City Centre, on the eastern edge of the Duloch Park development. There is a Tesco supermarket and Leisure Complex available close by and both primary and secondary schools are within walking distance. For the commuter there is easy access to the M90 Motorway for travel both north and south and a regular bus service operates close by. Queen Margaret Rail Halt is approximately one mile away.

An appointment to view can be made by contacting selling Agents on 01383 721141



## Do you have a property to sell?

We would be delighted to provide you with pre-sale advice and a free valuation of your existing home without obligation.

Please contact our Property Manager Amanda Newby (MNAEA) or a member of our property team on **01383 721141** to arrange your free home visit. We can also be contacted by email or via our Stevenson & Marshall website and Facebook page.

Whilst every care is taken in the preparation of these particulars, please check all dimensions and floor plan shapes, as 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.

Interested parties are advised to contact our Property Department as soon as possible or instruct their Solicitor to NOTE INTEREST on their behalf. This will ensure they will be advised if a closing date for offers is set or if an offer is received. A note of interest holds no contractual obligations for the purchaser or seller.

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