

ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers



Flat J, 31 Osprey Terrace, Dunfermline, KY11 8JP
Offers Over £124,500



Bright and well proportioned top floor flat enjoying an attractive location within a modern development. Well kept mutual entrance stair, Spacious hall, Lounge (Bay window), Stylish kitchen, 2 Double bedrooms (1 with en-suite shower room), Attractive bathroom (with shower). Double glazing. Gas central heating. Secured entryphone system. Neat decor. Move in condition. Ample residents and visitor parking. Internal viewing is a must!
EPC - C. Good energy efficiency.

LOCATION

The historic city of Dunfermline is a vibrant and culturally rich centre once the capital of Scotland, the birthplace of the philanthropist Andrew Carnegie and the resting place of Robert the Bruce. Dunfermline is a modern city offering all the facilities you could expect, including the Kingsgate shopping centre, a selection of supermarkets and superstores. This property is within walking distance to the Fife Leisure Park offering a ten screen cinema, health club, ten-pin bowling club and an array of bars and restaurants. For those who enjoy the outdoors, there are a number of public parks and woodland walks including the Pittencrieff park and a number of golf courses. One of the great attractions of Dunfermline is its excellent communication network Edinburgh (sixteen miles), Glasgow (thirty-seven) Dundee (forty-two) and Perth (twenty-eight) Edinburgh Airport (fourteen) all within easy access via road and rail. Schooling of good repute is available throughout Dunfermline for both primary and secondary education

PROPERTY - TOP FLOOR FLAT

- Mutual entrance hall
- Lounge
- Stylish kitchen
- 2 Double bedrooms with built in wardrobes
- Bathroom with shower over the bath
- En-suite Shower room
- Modern decor
- Well proportioned accommodation
- Good storage
- Double glazing
- Gas central heating
- Ample residents and visitor parking

ACCOMMODATION

Mutual Entrance Stair

Access to the property is via a well kept mutual entrance stair which is secured by an entryphone system.

Hall 3.20 m x 3.00 m / 10'6" x 9'10"

This very spacious hall has doors leading to the lounge, kitchen, 2 double bedrooms and bathroom. Two storage cupboards.

Lounge 4.40 m x 3.80 m / 14'5" x 12'6"

This bright, well proportioned lounge has a bay window. Front.

Kitchen 3.10 m x 2.70 m / 10'2" x 8'10"

This smart kitchen is fitted with modern floor and wall units with complementary worktops. Rear.

Bedroom 13.9 x 3.1 / 12'10" x 10'2"

The master bedroom is of good proportions and enjoys the benefit of two double built in wardrobes with sliding mirror doors. Door to en-suite shower room.

En-suite Shower room 3.10 m x 1.90 m / 10'2" x 6'3"

Fitted with a modern white suite. Front.

Bedroom 2 3.80 m x 3.10 m / 12'6" x 10'2"

Another good sized double bedroom also boasting a double built in wardrobe. Rear.

Bathroom 2.00 m x 1.90 m / 6'7" x 6'3"

The bathroom is fitted with a modern white suite incorporating a shower set over the bath. Side.

PARKING

There is ample parking for residents and visitors to the side of the building.

HEATING

There is gas central heating.

GLAZING

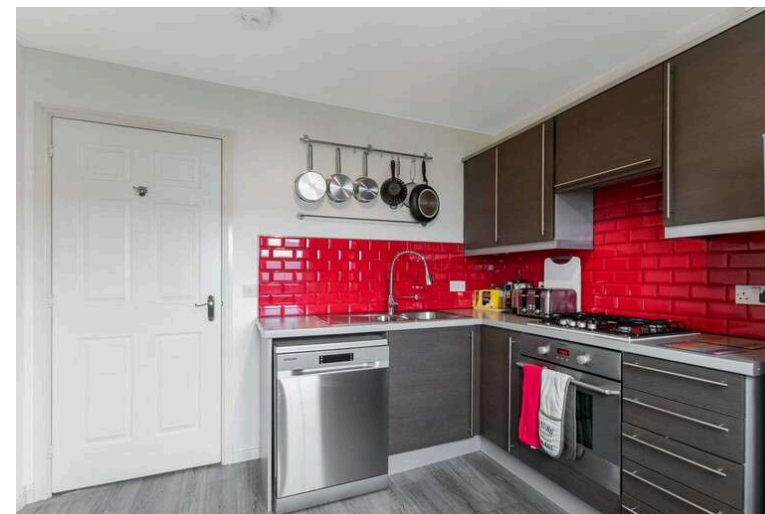
The property is double glazed.

EXTRAS

All the fitted carpets and blinds are included in the sale price together with the washing machine.

HOME REPORT

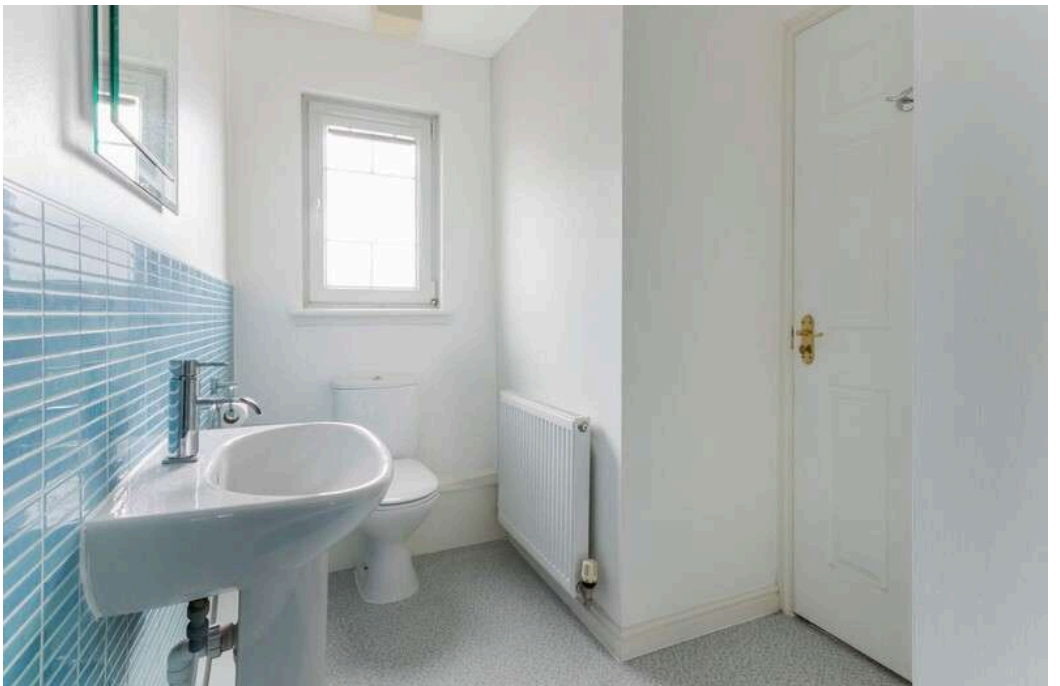
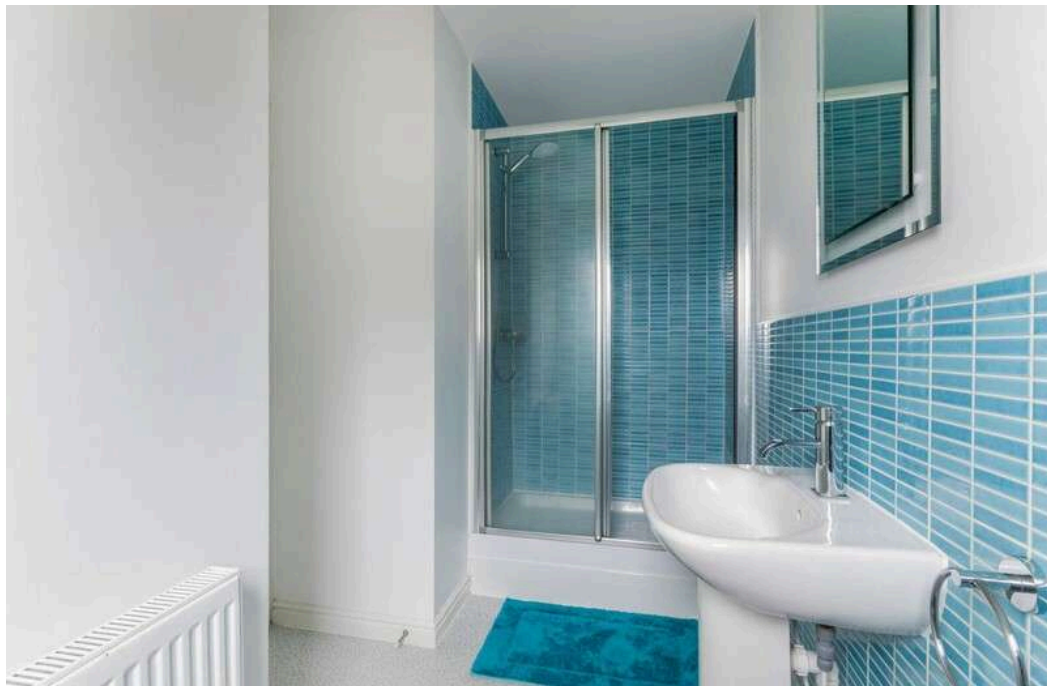
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us on 01383 721156

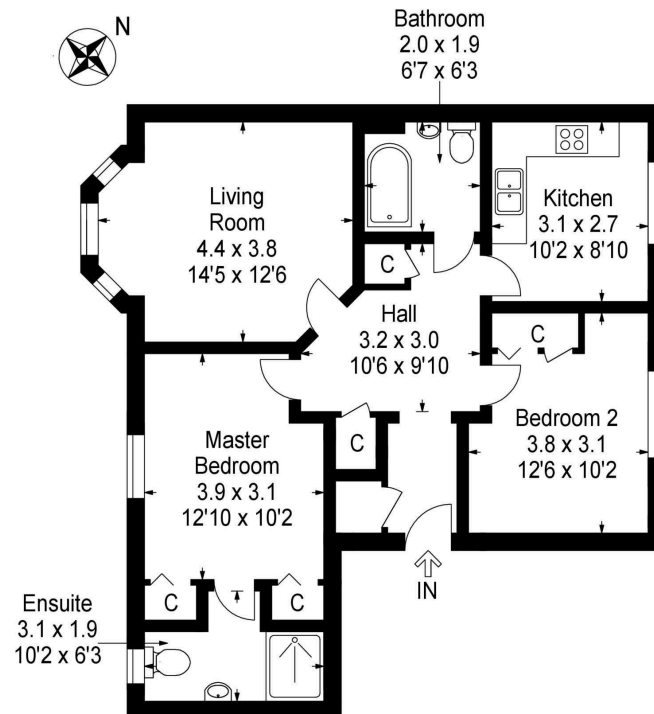
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www.rossconnel.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

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VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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