




McEwan Fraser Legal

Solicitors & Estate Agents

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Dunfermline is a historic town located in Fife, Scotland. It holds significant historical and cultural importance as the birthplace of many Scottish monarchs, including King Robert the Bruce. The town features a rich architectural heritage, with landmarks such as Dunfermline Abbey, which dates back to the 11th century and was once a grand royal residence. The Abbey's ruins and its adjacent palace are major attractions, offering insights into Scotland's medieval history.

Dunfermline is a mix of historical charm and modern amenities, offering a range of shops, restaurants, and cultural events. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity.

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 direct links to Edinburgh, Perth & Dundee.



McEwan Fraser Legal is delighted to offer a part exchange. Step into contemporary comfort with this three-bedroom mid-terraced villa, a residence that seamlessly blends deceptive spaciousness with modern elegance. From the moment you step inside, the tasteful design and thoughtful layout captivate, creating a home that is both practical and stylish. Two inviting public rooms and a dining kitchen form the heart of this villa, offering versatile spaces for relaxation and entertaining. The kitchen, equipped for culinary enthusiasts, beckons with a dining area that sets the scene for memorable meals.

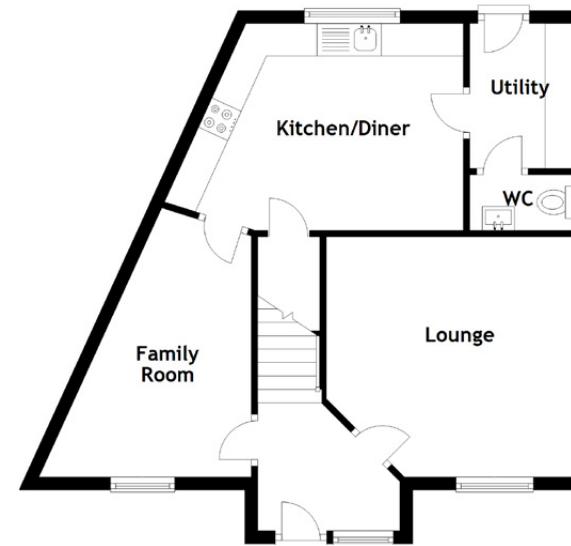
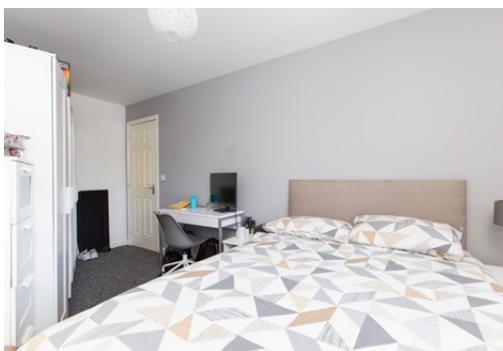
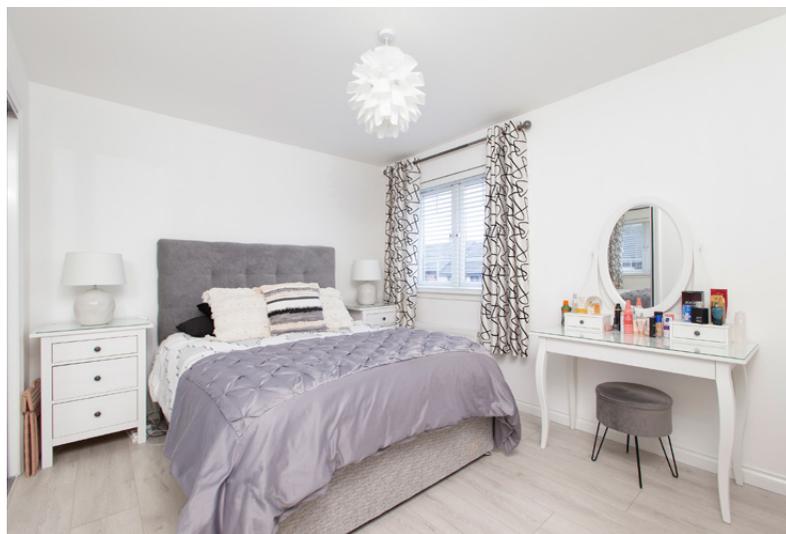
Convenience is key, highlighted by the inclusion of a utility room and a guest cloakroom with a toilet, catering to the practical needs of daily living. The upper floor reveals three well-appointed bedrooms and a family bathroom, where a bath and a shower cubicle provide options for luxurious relaxation. The house, characterized

by modern design and quality finishes, exudes a sense of refinement throughout. From fixtures to fittings, every detail has been considered to enhance the overall aesthetic.

The enclosed back garden offers a private outdoor retreat, providing a space for outdoor activities or quiet moments in the fresh air. Ample parking ensures ease and convenience for residents and guests alike.

This mid-terraced villa is more than just a home; it's an invitation to embrace modern living without compromise. Whether you're drawn to the deceptive spaciousness, the contemporary design, or the thoughtful amenities, this property is poised to cater to your every need. Contact us today to arrange a viewing and step into your next home where practicality meets elegance, and where every detail is designed for your comfort and enjoyment.



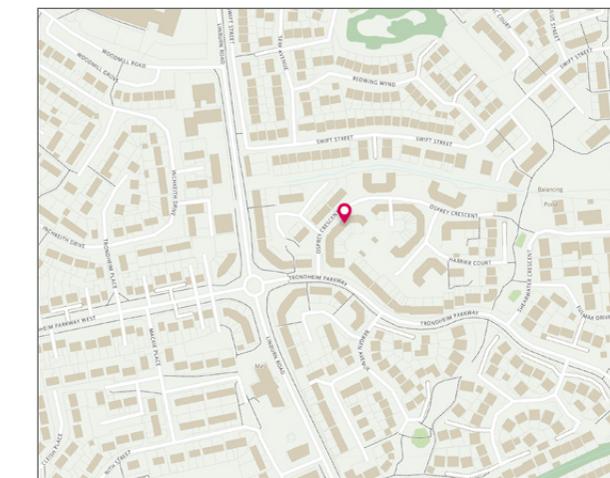


Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.73m (12'3")
Kitchen/Diner	3.38m (11'1") x 3.21m (10'6")
Family Room	4.70m (15'5") x 3.31m (10'10")
Utility	2.25m (7'5") x 1.67m (5'6")
Bedroom 1	3.90m (12'10") x 2.95m (9'8")
Bedroom 2	3.21m (10'6") x 2.91m (9'7")
Bedroom 3	4.90m (16'1") x 3.30m (10'10")
Bathroom	2.27m (7'5") x 2.04m (6'8")

Gross internal floor area (m²): 98m²

EPC Rating: C



16 OSPREY CRESCENT
DUNFERMLINE



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