



4 Leven Road, Lundin Links, Leven, KY8 6AQ
Offers Over £350,000

 **Fife
Properties**

BEAUTIFUL 3 Bedroom 3 Reception 2 Bathroom Semi-Detached PERIOD PROPERTY offering ONE LEVEL LIVING with a driveway and garage. Situated close to Fife's Stunning Coastal Path, Beaches and Golf Courses making this a great choice for a family. Accommodation: Hall, living room, dining room, dining kitchen, conservatory, 3 double bedrooms, shower room and a bathroom. DG. GCH. Gardens. Driveway and a detached garage. PERSONAL PROPERTY TOUR available online.



LOCATION

Lundin Links is a highly sought-after coastal village forming part of the East Neuk. Best known for its 2 golf courses, the magnificent 18-hole Tom Morris/James Braid designed course which was previously used as a pre-qualifying course when The Open Championship was held at St Andrews and Lundin Links Ladies 9-hole course which is the oldest woman's golf course in the world. Tennis courts, a bowling club and sports club complete the résumé for the ultimate in lifestyle living. Contiguous with Lower Largo famous for being the home of the castaway Alexander Selkirk it also includes fine beaches, a historic viaduct, local amenities and close proximity to many fishing villages as well as being around 20 minutes or 11 miles from St. Andrews, the home of golf. Making this one of the most desirable seaside villages to live.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC double door with an internal double-glazed door leading into the spacious lower hallway. Carpeted stairway with a timber balustrade leads to the upper landing. Double-glazed window to the side. Cornicing. Radiator. Carpeted.

LIVING ROOM

17'10" x 15'3" (5.46m x 4.66m)

Spacious living room with a double-glazed bay window to the front and a double-glazed window to the side. Cupboard provides shelving/storage space. Cornicing. 2 radiators. Carpeted.

DINING ROOM

15'3" x 11'0" (4.65m x 3.36m)

Bright dining room with a double-glazed window to the side. Cupboard provides shelving/storage space with additional under stair cupboard. Coving. Radiator. Carpeted. Doorway to the dining kitchen.

DINING KITCHEN

15'11" x 10'0" (4.87m x 3.06m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and splashbacks. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include a gas hob with an extractor fan above and dual ovens below. Ample space for freestanding appliances and dining furniture. Double-glazed window to the side with 2 Velux windows providing additional natural light. Radiator. Laminate flooring. Doorway to the conservatory.

CONSERVATORY

9'10" x 8'11" (3.00m x 2.72m)

Good-sized conservatory with wrap around double-glazed windows overlooking the garden. Radiator. Tiled flooring. Double-glazed patio doors provide access to garden.

BEDROOM 3

9'11" x 9'4" (3.03m x 2.87m)

Downstairs double bedroom with a double-glazed window to the front. Cornicing. Radiator. Carpeted.

SHOWER ROOM

5'10" x 5'6" (1.78m x 1.68m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower enclosure with sliding doors and a thermostatic control shower. Fully tiled. Heated towel rail. Tiled flooring.

UPPER LANDING

Hatch provides access via a metal Ramsey ladder to the partially floored roof space with provision for light. Cornicing. Carpeted.

BEDROOM 1

17'11" x 13'8" (5.48m x 4.17m)

Spacious double bedroom with a double-glazed bay window to the front. Built-in wardrobes with sliding doors provide shelving/hanging/storage space. Cornicing. Radiator. Carpeted

BEDROOM 2

15'1" x 11'1" (4.61m x 3.39m)

Additional double bedroom with a double-glazed window to the rear. Cornicing. Radiator. Carpeted.

BATHROOM

7'6" x 6'3" (2.29m x 1.93m)

3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and a thermostatic control shower above. Opaque double-glazed window to the side. Partially wet walled. Heated towel rail. Laminate flooring.

GARDEN

The front of the property is a laid to lawn garden with a surrounding border containing mature plants and shrubs. A mono bloc driveway provides ample off street parking for several vehicles and leads to the detached garage. A metal gate provides access to the rear garden. The enclosed rear garden has an area of lawn again with borders containing established plants and shrubs. Paved areas provide a great location for garden furniture to relax and enjoy time in the sun.

GARAGE

16'8" x 8'2" (5.09m x 2.50m)

Good-sized detached garage provides secure off street parking with additional storage space accessed via an electric roller door. Provision for light and power with concrete flooring.

AGENTS NOTES

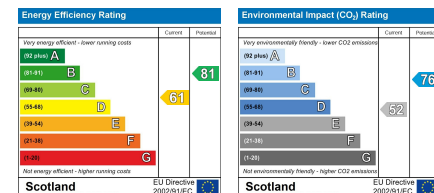
Please note that all room sizes are measured approximate to widest points.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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