



**31 Woodlands Road, Lundin Links, Leven, KY8 6HG**

**Offers Over £275,000**





SPACIOUS 4 Bedroom 2 Reception Semi-detached Villa in a SOUGHT-AFTER location with off street parking, STUNNING VIEWS towards Largo Law and the opportunity to add value. Located within walking distance to Lundin Mill Primary School, Lundin Links Beach, Golf Course and local shops and just a short drive to Leven for the High Street, Beach, further Golf Courses, and Train Station providing direct links with Edinburgh city centre and Leven bus station with excellent local transport links. Accommodation: Hall, lounge, kitchen, dining room, 3 double bedrooms, single bedroom, and a wet room. DG. CGH. Front, side, and rear gardens. Driveway. 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 metal double-glazed door leading into the spacious lower hallway through the vestibule with a beautiful mosaic tiled floor. Carpeted stairs with a timber balustrade leads to the upper landing. Cornicing. Radiator. Laminate flooring.

## LOUNGE

15'11" x 12'4" (4.86m x 3.77m)

Spacious and bright lounge with a double-glazed window to the rear. Feature fireplace with an electric fire set in a timber and natural stone surround. Cupboard provides storage space. Coving. Radiator. Laminate flooring. Doorway to the kitchen.

## KITCHEN

13'5" x 6'10" (4.09m x 2.10m)

Good-sized kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Ample space for several freestanding appliances. Wall mounted gas central heating condensing

combi boiler. Double-glazed window to the side overlooking the rear garden. Vinyl flooring. Opaque double-glazed UPVC door provides access to the rear garden.

## DINING ROOM

13'4" x 11'9" (4.08m x 3.60m)

Spacious dining room with a double-glazed window to the front with a view towards Largo Law. Feature fireplace with an electric stove set in a tiled surround. Shelved alcove provides display/storage space. Walk-in cupboard provides additional storage space. Coving. Radiator. Carpeted.

## BEDROOM 3

12'0" x 9'8" (3.67m x 2.97m)

Double bedroom with a double-glazed window to the rear. Alcove provides storage space. Cornicing. Radiator. Carpeted.

## BEDROOM 4

11'6" x 11'3" (3.51m x 3.45m)

Additional double bedroom with a double-glazed window to the front with a view towards Largo Law. Shelved alcove provides display/storage space. Cornicing. Radiator. Carpeted.

## WET ROOM

8'7" x 5'5" (2.63m x 1.67m)

3-piece suite comprising: W.C, wash hand basin and an electric shower unit with a fixed curtain rail around the shower area. Opaque double-glazed window to the rear. Fully wet walled. Radiator. Anti-slip wet room flooring.

## UPPER LANDING

Leads to bedrooms 1 and 2. Carpeted.

## BEDROOM 1

16'3" x 8'0" (4.97m x 2.45m)

Spacious double bedroom with 2 double-glazed windows to the front with a pleasant view towards Largo Law. Built-in wardrobe with sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

## BEDROOM 2

16'2" x 6'2" (4.95m x 1.89m)

Additional bedroom with a Velux window to the rear. Cupboard provides storage space. Carpeted. Doorway to the partially floored attic with provision for light.

## GROUND / GARDEN

Accessed from Emsdorf Crescent is a gravel driveway to the front providing off street parking with a metal gate leading to an area of additional parking to the side of the property. The front and side gardens are laid with gravel and borders containing various plants, shrubs and trees with a greenhouse for growing your own home produce. A lawned area to the side/rear of the property provides a drying green with a timber shed for storage. The rear garden is mainly laid to lawn with some mature shrubs and plants providing colour throughout the year. A metal gate and paved path leads to Woodlands Road with on street parking and access to local walks.

## AGENTS NOTES

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







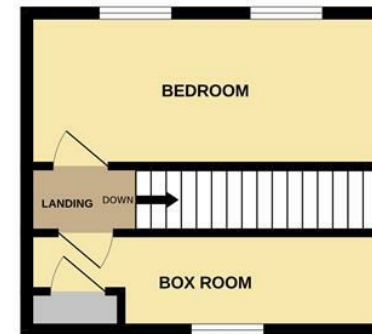




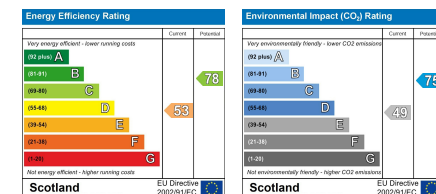
GROUND FLOOR



1ST FLOOR



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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