



64 Links Road, Lundin Links, Leven, Fife, KY8 6AU

Offers Over £160,000

SPACIOUS 2 Bedroom Upper Apartment with STUNNING GOLF COURSE / SEA VIEWS located in a SOUGHT-AFTER village offering a tranquil lifestyle just moments away from the Beach, Fife Coastal Path and Lundin Links Golf Course. A short drive takes you to Leven providing all essential amenities including Primary / Secondary Schools, shops, supermarkets, cafes, restaurants, retail park and bars with Leven Train Station providing direct links with Edinburgh City Centre. Accommodation: Hall, lounge dining room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Communal Gardens. Unallocated parking. 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. Leven approximately 3 miles away provides all essential amenities including a train station with direct links to Edinburgh city centre. Making this one of the most desirable seaside villages to live.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a private entry system into a communal stairway leading to the 2nd floor landing with a timber door leading into the apartment hallway. Hatch provides access to the roof space. Radiator. Carpeted.

LOUNGE DINING ROOM

16'10" x 12'8" (5.14m x 3.88m)

Bright and spacious lounge dining room with a double-glazed window to the front with views across the Firth of Forth. Space to create separate lounge and dining areas. Radiator. Carpeted. Doorway to the kitchen.

KITCHEN

13'1" x 6'10" (3.99m x 2.10m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and wet walled splashbacks. Integrated appliances include an electric hob with an oven below. Space for freestanding appliances. Wall mounted gas

central heating combi boiler. Velux window to the rear. Radiator. Laminate flooring.

BEDROOM 1

13'8" x 8'9" (4.18m x 2.68m)

Good-sized double bedroom with 2 double-glazed windows to the front with a partial sea view. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2

12'2" x 8'10" (3.71m x 2.70m)

Additional double bedroom with 2 double-glazed windows to the front again with partial sea view. Built-in wardrobe provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM

7'9" x 6'8" (2.38m x 2.05m)

3-piece suite comprising: W.C, vanity wash hand basin and a P-shaped bath with a pivot screen and a thermostatic control shower above. Cupboard provides ample shelving storage space. Partially tiled. Radiator and heated towel rail. Laminate flooring.

GROUND

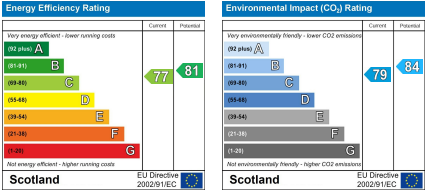
To the rear there is resident parking available. A communal walkway allows access for bins and there is a communal drying area. To the side there is also garden areas enclosed by stone-built walls to the rear and timber fencing. This area is mainly laid to lawn and paved so provides a delightful spot to peacefully enjoy the sunshine and views.

AGENTS NOTES

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







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