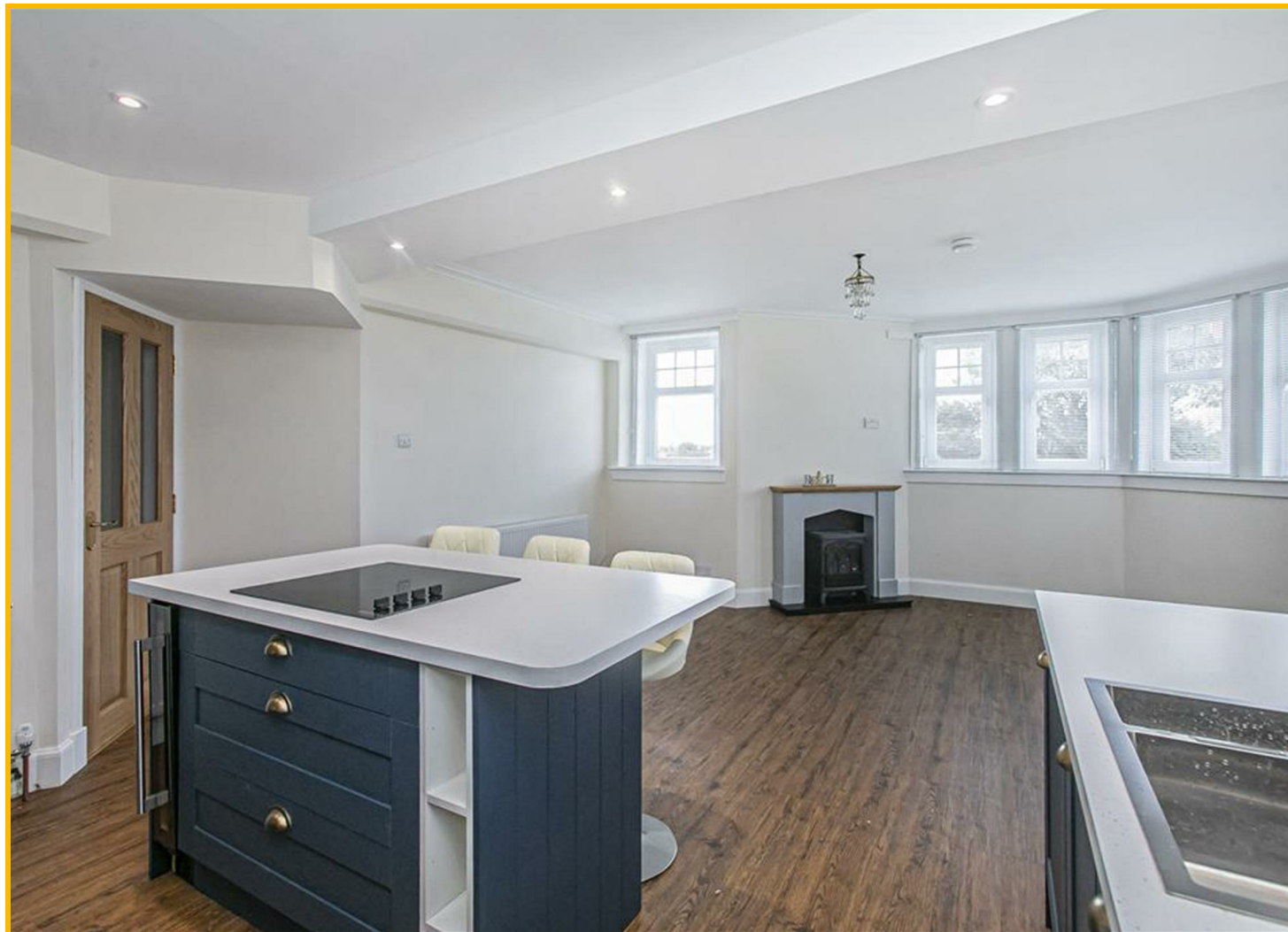




10 Victoria Road, Lundin Links, Leven, KY8 6AX
Offers Over £330,000



RECENTLY RENOVATED 2 Bedroom 2 Bathroom GROUND FLOOR Executive Apartment with an IMMACULATE FINISH, stunning views of the Firth of Forth, Off Street Parking and beautiful shared garden grounds with direct access to Lundin Links Beach. Located next to the Fife Coastal Path, Beach and Lundin Links Golf Course and a short drive to Leven for essential amenities, Primary / Secondary Schools, Beach, Golf Courses, Retail Park, and Train Station which provides direct links to Edinburgh City Centre. Accommodation: Vestibule, hall, open plan lounge dining kitchen, 2 double bedrooms and a bathroom. DG. GCH. Communal gardens. Unallocated residents parking. 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. 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 UPVC door with opaque double-glazed inlets leading into the vestibule.

VESTIBULE

11'2" x 7'4" (3.41m x 2.24m)

Spacious and bright vestibule with ample space for storing outerwear with a vast cellar providing additional storage. Tiled flooring. Doorway leads into the inner hall.

INNER HALL

Spacious inner hall with multi-purpose areas ideal for creating functional spaces such as a relaxed seating area, a home office or perhaps a reading nook. 2 cupboards provide an abundance of storage space. Additional cupboard with provision for light, power and plumbing provides a laundry cupboard. Radiator. Carpeted.

OPEN PLAN LOUNGE DINING KITCHEN

21'8" x 16'7" (6.62m x 5.06m)

Contemporary fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. A central island provides a social cooking space with a fixed breakfasting area and additional storage below. Integrated appliances include an induction hob, eye level microwave oven, additional oven, dishwasher and a wine chiller. Ample space to create separate dining and lounge areas with an electric freestanding stove set in a timber surround. 5 double-glazed windows to the front and side providing a gorgeous outlook across the gardens with a partial sea view. 2 radiators. Laminate flooring.

BEDROOM 1

18'2" x 12'7" (5.54m x 3.86m)

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

BEDROOM 2

12'9" x 11'11" (3.89m x 3.64m)

Additional double bedroom with 2 double-glazed windows to the side. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Radiator. Carpeted.

SHOWER ROOM

7'10" x 10'2" (2.39m x 3.11m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with a thermostatic control rainfall shower. Partially wet walled. Vertical radiator. Laminate flooring.

BATHROOM

9'6" x 8'11" (2.91m x 2.73m)

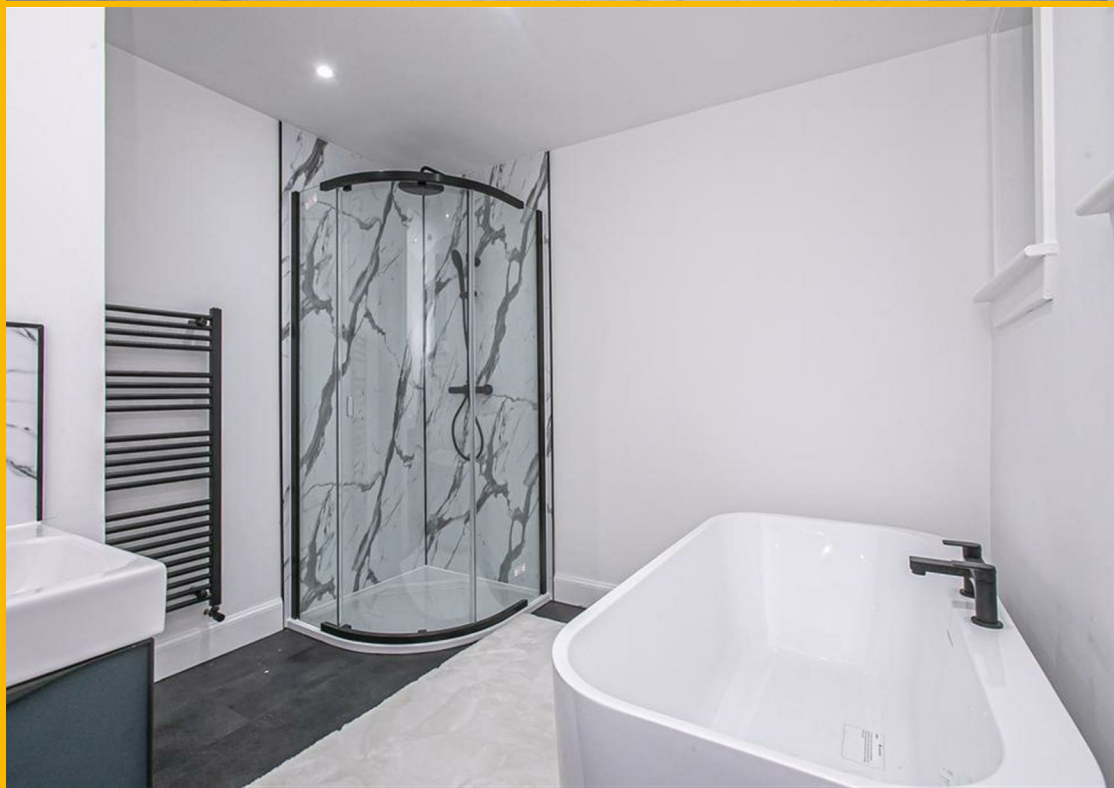
Luxury 4-piece suite comprising: W.C, vanity wash hand basin, freestanding bathtub and a shower enclosure with a sliding door and a thermostatic control rainfall shower. 3 double-glazed windows to the side. Heated towel rail. Laminate flooring.

GARDEN

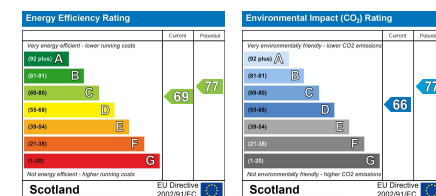
The property benefits from a nicely landscaped, extensive communal garden mainly laid to lawn with borders containing an array of mature plants, shrubs and trees providing colour throughout the seasons. A timber gate leads to a path taking you to Lundin Links Beach. Located at the side of the property is an expansive area of residential parking and an allocated garage.

AGENTS NOTES

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







Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.