



31 Penrice Park, Lundin Links, Leven, KY8 6DZ
Offers Over £375,000

BEAUTIFUL 4 Bedroom 3 Reception Detached Villa finished to a HIGH STANDARD with landscaped gardens, feature decking, Barbecue hut, substantial off-street parking and a garage. Located in a CUL-DE-SAC a short walk from the local amenities, Beach, Golf Course and the Fife Coastal Path. Leven nearby provides all essential shops and health/leisure facilities with a train station providing direct links to Edinburgh city centre. Accommodation: Hall, sitting room, dining kitchen, garden room, master bedroom with an en-suite shower room, 2 further double bedrooms, bathroom and a downstairs bedroom with en-suite wet room. DG. GCH. Landscaped gardens with feature decking. Barbecue hut. Driveway and a 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. This makes it one of the most desirable seaside villages in which to live.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a decorative stained-glass door leading into the lower hallway, coloured glass bricks offer a decorative accent and natural light. Carpeted stairs with a timber balustrade leads to the upper landing. Under stair cupboard provides hanging/storage space equipped with lighting. Radiator. Coving. Oak flooring.

SITTING ROOM

18'6" x 10'4" (5.64m x 3.16m)

Bright sitting room with a double-glazed box window to the front. Coving. 2 radiators. Oak flooring. Open plan to the dining kitchen.

DINING KITCHEN

28'1" x 11'1" (8.56m x 3.39m)

Generous sized dining kitchen comprising: Wall-mounted, floor-standing units with contrasting worktops and coordinating upstand. Integrated appliances include an induction hob, extractor fan, oven, and a dishwasher. Ample space for dining furniture. 2 double-glazed windows to the rear overlooking the garden. Coving. Radiator. Karndean and oak flooring. Doorway to the lower bedroom and sliding doors to the garden room. Opaque double-glazed door leads to the side garden.

GARDEN ROOM

11'10" x 11'7" (3.61m x 3.55m)

Bright reception space with wrap-around double-glazed windows overlooking the garden. Vertical radiator. Laminate flooring. Double-glazed patio doors lead to the garden.

BEDROOM 4

17'1" x 7'9" (5.23m x 2.37m)

One-level living opportunity with this ground floor double bedroom with a double-glazed window to the front. Coving. Radiator. Laminate flooring. Doorway to the en-suite wet room.

WET ROOM

7'8" x 4'9" (2.36m x 1.47m)

3-piece suite comprising: W.C, vanity wash hand basin and a shower area with a fixed curtain rail and a thermostatic control shower. Opaque double-glazed window to the rear. Partially tiled/wet walled. Coving. Vertical heated towel rail. Anti-slip wet room flooring.

W.C

5'8" x 3'0" (1.74m x 0.92m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the front. Partially tiled. Radiator. Laminate flooring.

UPPER LANDING

Leads to 3 bedrooms and the bathroom. Hatch provides access to the roof space. Carpeted.

MASTER BEDROOM

13'0" x 11'5" (3.98m x 3.48m)

Good sized double bedroom with a double-glazed window to the front with a partial view of Largo Law. Built-in wardrobes provide shelving/hanging/storage space. Coving. Radiator. Carpeted. Doorway to the en-suite shower room.

EN SUITE SHOWER ROOM

5'7" x 4'9" (1.72m x 1.47m)

3-piece suite comprising: W.C, vanity wash hand basin and a walk-in shower enclosure with a thermostatic control, multi-jet/rainfall shower. Opaque double-glazed window to the front. Fully tiled with a fixed mirror. Radiator. Laminate flooring.

BEDROOM 2

11'6" x 9'1" (3.52m x 2.77m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Coving. Radiator. Carpeted.

BEDROOM 3

9'1" x 7'0" (2.77m x 2.14m)

Good sized single bedroom with a double-glazed window to the rear. Coving. Radiator. Carpeted.

BATHROOM

8'3" x 5'10" (2.52m x 1.80m)

3-piece suite comprising: W.C, wash hand basin and a bath with a fixed curtain rail and a thermostatic control shower. Cupboard provides shelving/storage space. Opaque double-glazed window to the side. Partially tiled. Radiator. Vinyl flooring.

GARDEN

The front garden is landscaped beautifully with an area of lawn and borders with space for a seat in the sun. A monobloc driveway with EV charge point provides ample off-street parking and access to the garage with a timber gate leading to the bin storage area and rear garden. To the rear of the property is a stunning garden, landscaped with a lawn and well stocked borders; an area of extended decking with stainless steel, timber and clear safety glass provides a truly enjoyable space with a high-end aesthetic.

BARBECUE HUT

13'1" diameter (4m diameter)

Whimsical barbecue hut with feature lighting and double-glazing offers a sheltered social space with an indoor cooking/fire pit ideal for entertaining family and friends.

GARAGE

8'6" x 16'4" (2.60m x 5.00m)

Integrated garage accessed via an up and over door provides secure parking with additional storage or a large workshop space equipped with light and power. Wall mounted gas central heating boiler. Concrete flooring.

AGENTS NOTES

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





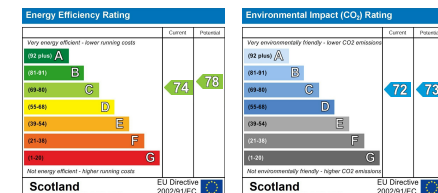
GROUND FLOOR



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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