

27 Crescent Road, Lundin Links, Leven, KY8 6AE

Offers Over £300,000

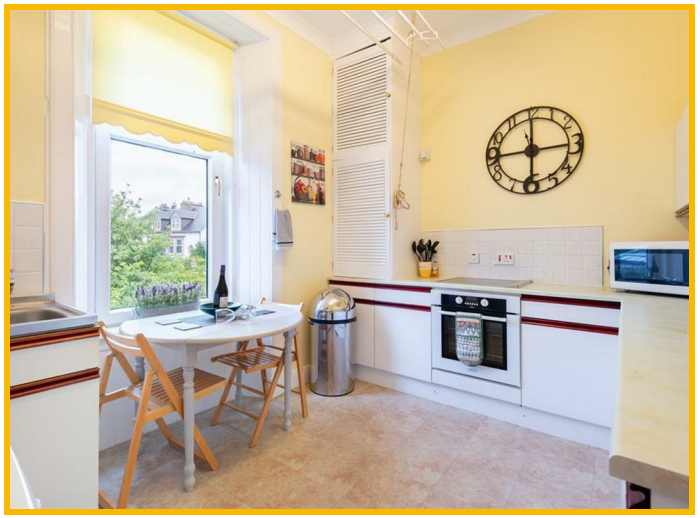
Fife Properties

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Fife Properties

Beautiful 4 Bedroom Upper Apartment over 2 levels with many ORIGINAL FEATURES and STUNNING SEA VIEW across the Firth of Forth. Situated right next to the Fife Coastal Path and Beach in a highly sought-after location, the property is within easy reach of local shops, cafes and golf courses. A train station in nearby Leven leads directly to Edinburgh City Centre. Accommodation: Hall, sitting room, breakfasting kitchen, 4 double bedrooms, W.C and a bathroom. DG. Electric Heating. PERSONAL PROPERTY and LOCATION 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 shared stone chipped path and entrance vestibule with beautiful mosaic tiling and a UPVC door leading into the property. Staircase with a timber balustrade leads to the mid and first floor landings. Carpeted stairway leads to the top floor landing with Velux windows providing natural light. Cupboard provides storage space. Cornicing. Laminate flooring.

BATHROOM
8'1" x 6'2" (2.48m x 1.90m)
4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with sliding doors and an electric shower unit. Velux window and a double-glazed window to the side provides natural light. Fully tiled. Heated towel rail. Tiled flooring.

W.C
6'2" x 3'7" (1.89m x 1.11m)
2-piece suite comprising: W.C and a wash hand basin. 2 opaque double-glazed windows to the side. Fully tiled. Tiled flooring.

SITTING ROOM
22'5" x 13'9" (6.85m x 4.21m)
Bright sitting room with a double-glazed window to the front with views across the Firth of Forth, additional double-glazed bay window to the side provides a feature in the room with fixed seating and storage space below. Electric fire set in a timber surround. Ornate cornicing and a picture rail. Electric panel heater. Carpeted.

BREAKFASTING KITCHEN
11'10" x 8'9" (3.62m x 2.68m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob and oven, with space for freestanding appliances and breakfasting furniture. Double-glazed window to the rear. Cupboard provides shelving/storage space. Coving. Electric panel heater. Vinyl tile flooring.

BEDROOM 4
11'10" x 11'8" (3.61m x 3.58m)
Double bedroom with a double-glazed window to the front providing a stunning sea view across the Firth of Forth. Cornicing. Electric panel heater. Carpeted.

BEDROOM 3
13'9" x 12'0" (4.20m x 3.68m)
Good sized double bedroom with 2 double-glazed windows to the side. Cornicing. Electric panel heater. Carpeted.

UPPER LANDING
Carpeted stairs with a wrought iron and timber balustrade leads to the top floor. Access hatch to the eaves provides storage. Carpeted.

BEDROOM 1
13'1" x 11'6" (4.01m x 3.53m)
Bright double bedroom with 2 double-glazed windows to the front again with that stunning sea view across the Firth of Forth. Carpeted.

BEDROOM 2
14'6" x 11'6" (4.44m x 3.53m)
Additional double bedroom with a double-glazed window to the rear. Cornicing. Carpeted.

GROUNDS
Access to the shared storage room and a shared drying green on the rear patio.

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

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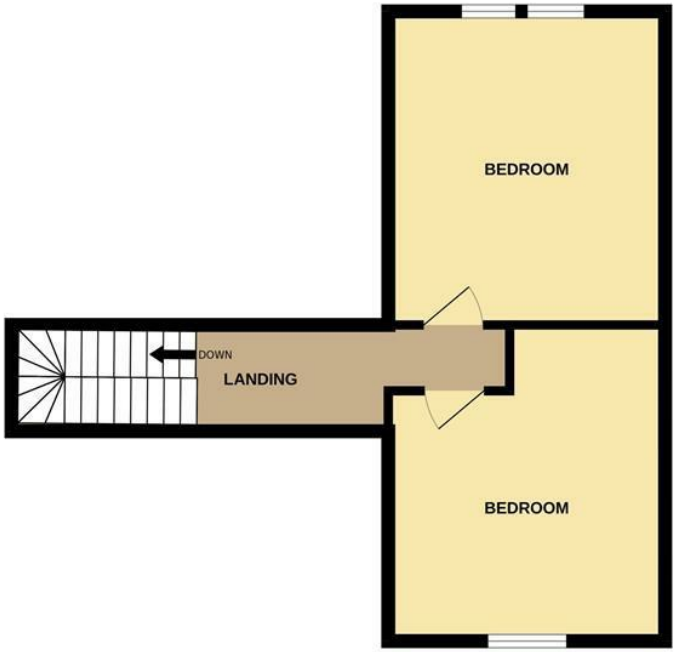


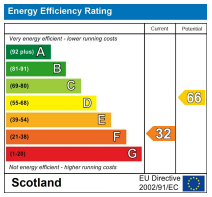


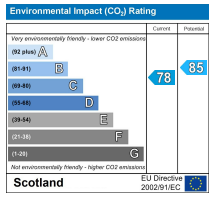
GROUND FLOOR



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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