

13C Emsdorf Street, Lundin Links, Leven, KY8 6HL

Offers Over £150,000

Fife Properties

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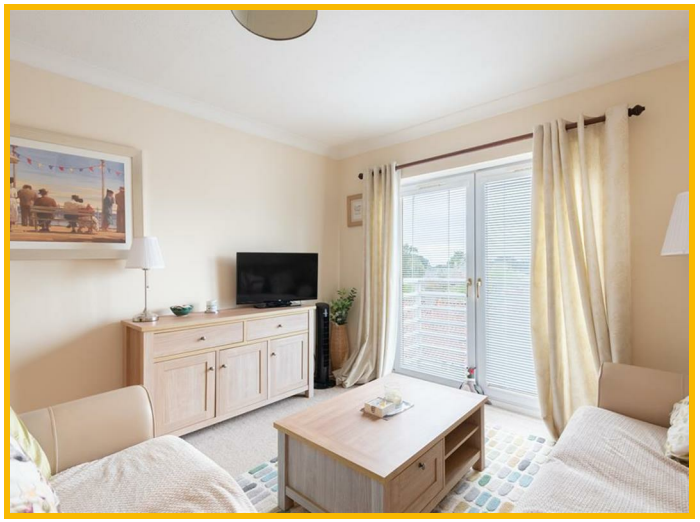
Well Presented 2 Bedroom Top Floor Apartment with AMAZING VIEWS, garden and OFF-STREET PARKING. The flat is in the heart of Lundin Links with a short walk to the village butcher, pharmacy, shops, cafes, bars and restaurants. Close to the Fife Coastal Path, Beach and Golf Courses with Leven nearby for additional amenities. Accommodation: Hall, living/dining room, kitchen, 2 double bedrooms and a bathroom. DG. EH. Residential Off-Street Parking and a communal garden. 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
A secure, shared, carpeted stairwell leads to a timber door with a decorative glazed inlet providing access into the main hallway. A cupboard provides storage space and housing for the hot water tank. Hatch provides access to the fully floored roof space, accessed via a fixed timber ladder. Coving. Electric heater. Carpeted.

LIVING / DINING ROOM
17'7" x 10'11" (5.38m x 3.35m)
The lounge benefits from having full-length double-glazed patio doors and a
Juliette-style balcony, which allows natural light to flood in and affords stunning
views across the roof tops towards the Firth of Forth and beyond. Coving. Electric
heater. Carpeted.

KITCHEN
11'6" x 7'0" (3.52m x 2.14m)
Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric hob, extractor fan and an oven below. Space for freestanding appliances. Double-glazed window to the rear overlooking the garden. Vinyl flooring.

BEDROOM 1
11'3" x 9'4" (3.45m x 2.87m)
Double bedroom with a Velux window to the front with a partial sea view. Built-in wardrobe with mirrored sliding doors provides shelving/hanging/storage space. Electric heater. Carpeted.

BEDROOM 2
14'4" x 7'11" (4.37m x 2.42m)
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. Electric heater. Carpeted.

BATHROOM
6'6" x 5'3" (1.99m x 1.61m)
3-piece suite comprising: W.C, wash hand basin and a bath with a pivot screen and a thermostatic control shower above. Opaque double-glazed window to the side. Partially tiled. Wall mounted electric heater. Carpeted.

GARDEN
The property benefits from a well-maintained and sunny communal garden with borders containing an array of plants and shrubs offering colour all year round. A paved patio creates an ideal spot to relax and enjoy time in the sun. Shared drying green area. An extensive area of stone chips provides ample off street residential parking.

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

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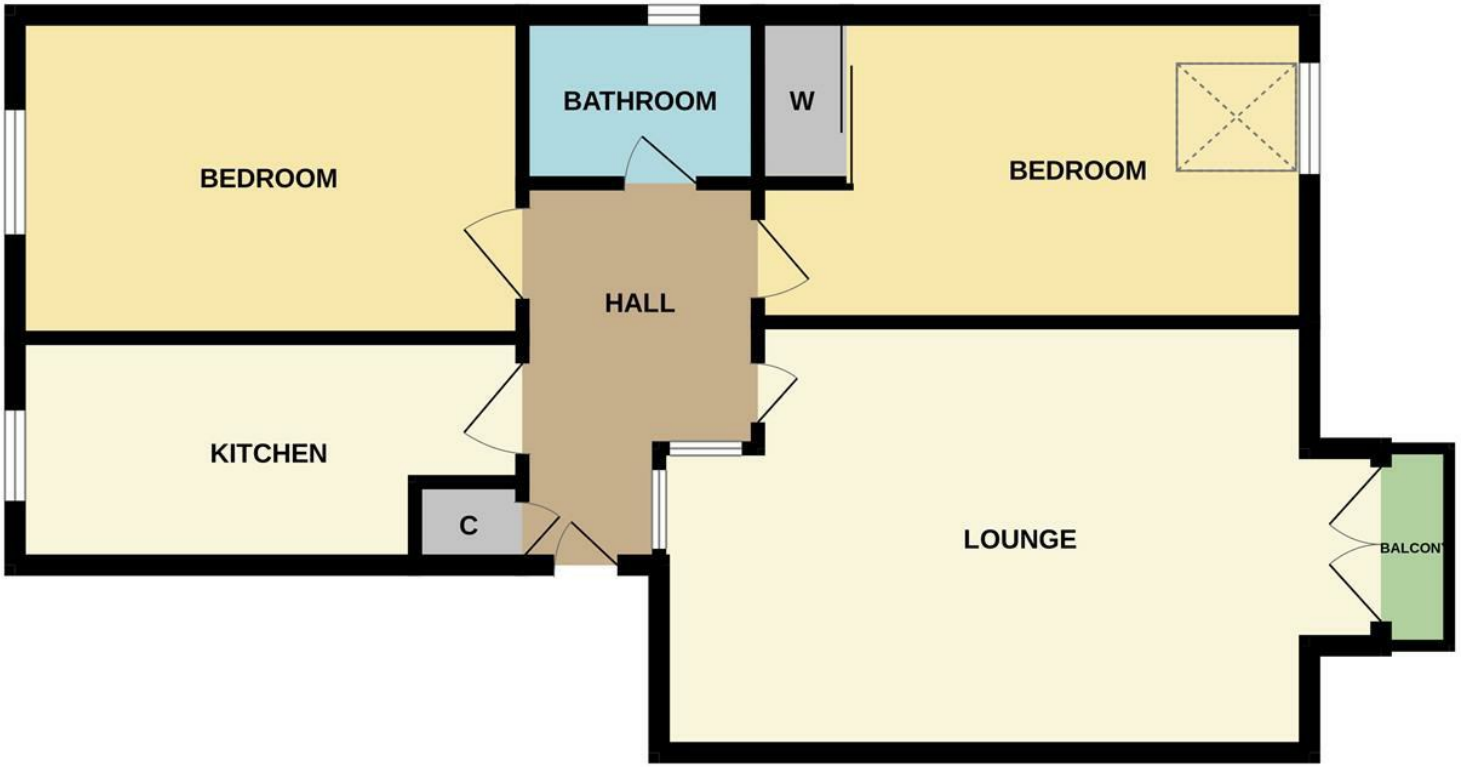
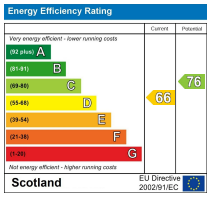
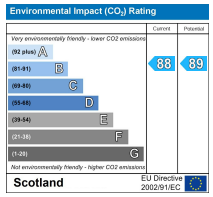
FIRST FLOOR







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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