

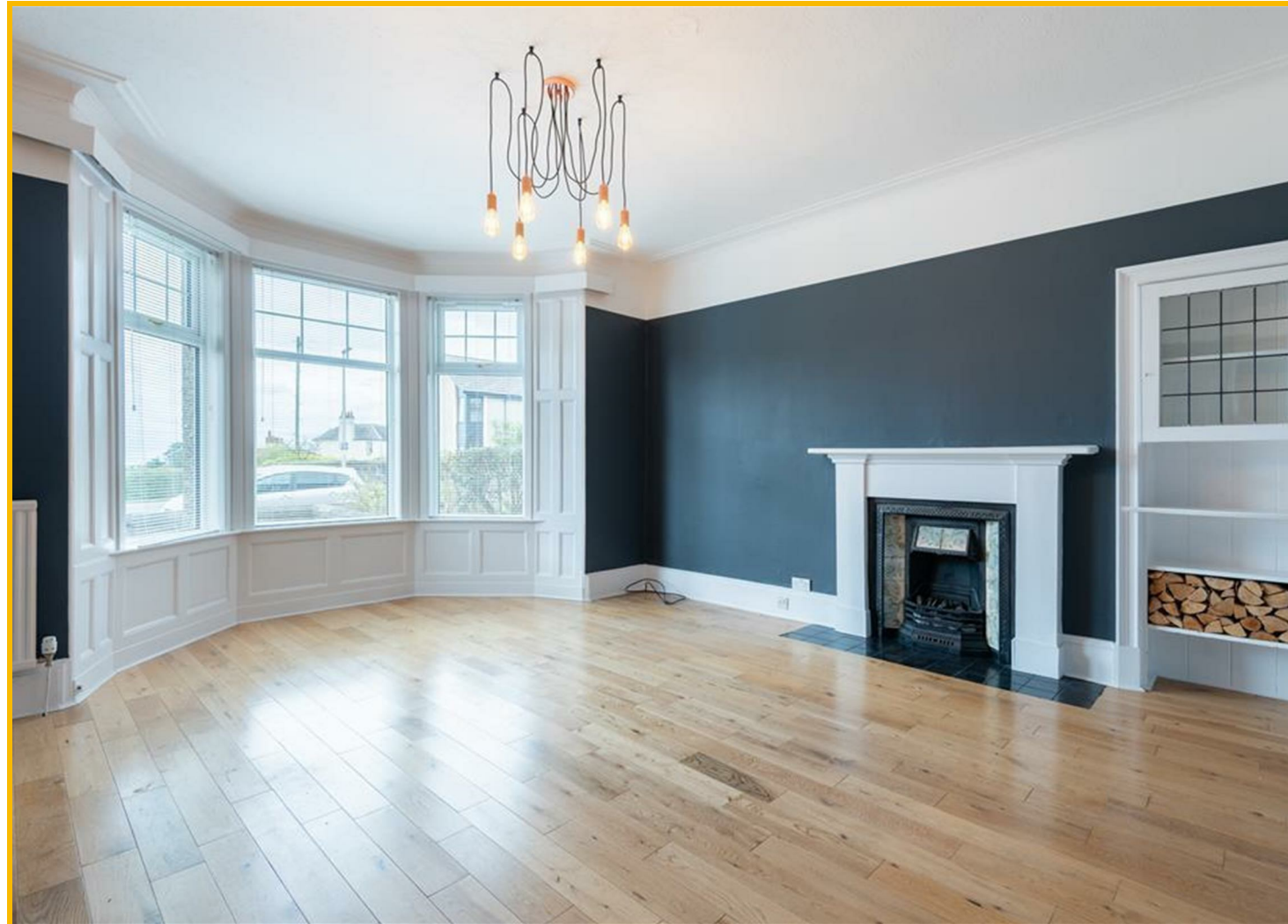
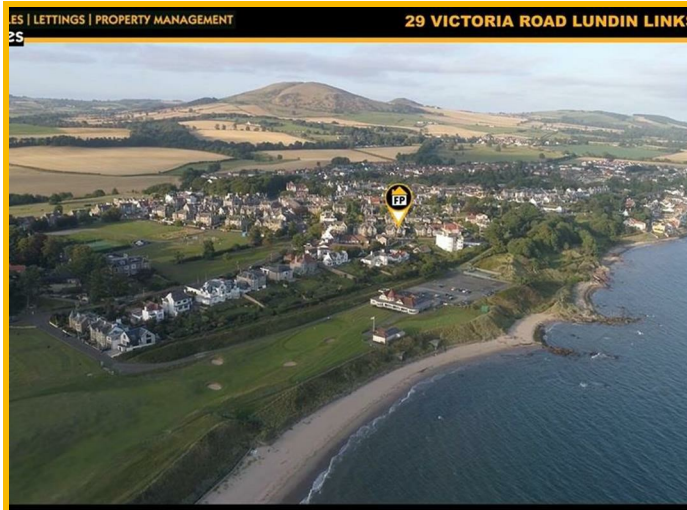


29 Victoria Road, Lundin Links, Leven, KY8 6AX

Offers Over £480,000



Stunning 4 Bedroom 2 Reception Semi-Detached Villa in a PRIME LOCATION with VIEWS ACROSS THE FIRTH OF FORTH, located in the sought-after village of Lundin Links, approx. 200 meters from the Fife Coastal Path, Beach, Golf Course, Tennis court, Bowling green and a short walk to the Harbour and local shops. Appealing to a family the accommodation comprises: Vestibule, hall, bright sitting room, dining room, substantial lounge/dining kitchen, W.C, 4 double bedrooms, bathroom and a shower room. DG. GCH. Gardens. Driveway and a garden room. 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 12 miles from St. Andrews, the home of golf. Making this one of the most desirable seaside villages to live.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a spacious double glazed entrance vestibule leading through a doorway into the main hallway. Carpeted stairs with timber balustrade and double-glazed window leads to the upper landing. Under stair cupboard provides storage space. Additional cupboard provides further storage space with a double-glazed window to the side and provision for power. Radiator. Laminate flooring.

SITTING ROOM

18'8" x 14'11" (5.70m x 4.56m)

Bright sitting room with double-glazed bay window to the front with a partial sea view towards the Firth of Forth. Feature fireplace with a gas fire set in a decorative surround with a tiled hearth. Alcove provides display/shelving/storage space. Cornicing. 2 radiators. Engineered timber flooring.

DINING ROOM

14'11" x 13'3" (4.56m x 4.06m)

Spacious dining room with double-glazed windows to the rear, could be a 5th bedroom on the ground floor. Feature fireplace with a log burning stove set on a tiled hearth with timber surround. Alcove provides display/shelving/storage space. Cornicing. Radiator. Solid wood flooring.

LOUNGE/DINING KITCHEN

25'11" x 14'7" (7.91m x 4.46m)

Stunning fitted kitchen comprising: Wall mounted, floor standing units with solid wood worktops, Belfast sink and tiled splashbacks. Peninsula worktop provides a social dining space with further storage space below. Freestanding gas range cooker with chimney style extractor fan above, space for additional freestanding appliances. Cupboard provides a laundry area with provision for light, power, plumbing and a wall mounted gas central heating condenser boiler. Double-glazed windows to the side and rear. 2 vertical radiators. Tiled flooring. UPVC patio doors lead to the patio and rear garden.

W.C

5'10" x 2'11" (1.78m x 0.91m)

2-piece suite comprising: W.C and a wash hand basin. Opaque double-glazed window to the side. Radiator. Tiled flooring.

UPPER LANDING

Hatch provides access to the roof space via a Ramsey ladder providing storage. Cupboard provides shelving/storage space. Carpeted.

BEDROOM 1

18'7" x 15'0" (5.68m x 4.58m)

Beautiful bright double bedroom with double-glazed bay window to the front with a breathtaking sea view across the Firth of Forth towards Edinburgh and North Berwick. Fitted wardrobes with mirrored sliding doors provides shelving/hanging/storage space. Cornicing. Radiator. Carpeted.

BEDROOM 2

11'1" x 8'1" (3.39m x 2.47m)

Additional double bedroom with double-glazed windows to the front again with a stunning sea view. Coving. Radiator. Carpeted.

BEDROOM 3

14'11" x 13'4" (4.57m x 4.08m)

Further double bedroom with double-glazed window to the rear overlooking the garden. Alcove provides display/shelving/storage space. Coving. Radiator. Carpeted.

BATHROOM

8'7" x 6'3" (2.64m x 1.92m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand

basin and a bath with folding screen and a thermostatic control shower above. Opaque double-glazed window to the side. Partially tiled. Vertical radiator. Tiled flooring.

BEDROOM 4

14'10" x 13'2" (4.54m x 4.02m)

Spacious double bedroom with double-glazed windows to the side. Coving. Radiator. Carpeted.

SHOWER ROOM

9'9" x 3'8" (2.98m x 1.12m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with folding screen and a thermostatic control shower. Opaque double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

GARDEN

Located on a substantial plot the front garden is mainly laid to lawn with borders containing established plants and shrubs with a stone chipped driveway to the side accessed via metal double gates providing off street parking for several vehicles. A double timber gate provides access to the patio and enclosed rear garden. The rear garden is mainly laid to lawn with an array of plants, shrubs and trees providing colour throughout the year. A further paved patio provides space for garden furniture to relax and enjoy recreation time in the sun entertaining family and friends.

GARDEN ROOM

10'10" x 10'6" (3.31m x 3.22m)

Garden room partially lined with provision for light and power. Workshop to the rear of the garden room provides ample storage space with a fixed workbench ideal for DIY projects.

AGENTS NOTES

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







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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 92-100 kWh/m ² A			Very environmentally friendly - lower CO ₂ emissions 92-100 g/kWh A		
81-91 kWh/m ² B			81-91 g/kWh B		
69-80 kWh/m ² C			69-80 g/kWh C		
55-68 kWh/m ² D			55-68 g/kWh D		
49-54 kWh/m ² E			49-54 g/kWh E		
41-48 kWh/m ² F			41-48 g/kWh F		
31-40 kWh/m ² G			31-40 g/kWh G		
Not energy efficient - higher running costs 1-30 kWh/m ²			Not environmentally friendly - higher CO ₂ emissions 1-30 g/kWh		
Scotland	EU Directive 2002/91/EC		Scotland	EU Directive 2002/91/EC	

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