




McEwan Fraser Legal

Solicitors & Estate Agents

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18 Emsdorf Street

LUNDIN LINKS, KY8 6AB

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The area around Lundin Links, which is linked to the village of Lower Largo, boasts an excellent range of countryside, from rolling hills and pasture to miles of coastline and pretty East Neuk villages. It takes only 5 minutes to walk from 18 Emsdorf Street to the beach at the fishing village of Lower Largo.

Fife offers an excellent selection of restaurants and places to eat, serving award-winning local produce. It is renowned as one of Scotland's most magnificent and inspiring areas, providing something for everyone; whether that is enjoying adventure and exploration, relaxation, nature or history. It is extremely popular with holiday makers from all over the world. There are many holiday homes here. The area offers complete escapism. In addition to its variety of wildlife, there is a vast range of outdoor pursuits available in this part of Fife, including walking, cycling, golf, hiking, bird watching, water sports and cricket. Shooting and fishing are available on nearby estates. Tennis, squash and fitness facilities can be accessed at Lundin Sports Club. Nearby is the popular village bowling club. Lundin Links has both 18 and 9-hole golf courses. Three miles away, in Leven, there is a swimming pool and leisure centre.

The beaches of the East Neuk are superb. The Fife Coastal Path extends for 78 miles, from the Forth Bridges to the Tay Bridges. It passes near the village, with spectacular views along its route.

From Lundin Links, it is only a 20-minute drive to St Andrews, home of golf and the Old Course, and St Andrews University- Scotland's oldest academic institution. This old market town is steeped in

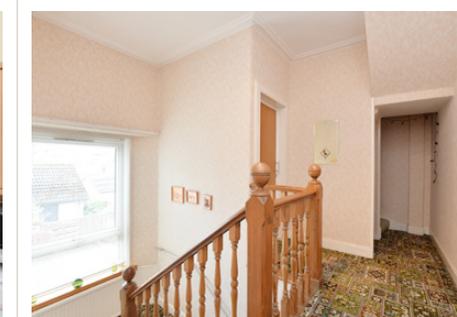
history, with castle, cathedral and former abbey, now a private school.

Lundin Links is 30 miles from Perth and 38 miles from Edinburgh, with railway stations nearby at Cupar, Markinch, Leuchars and Kirkcaldy. The village has a primary school, pharmacy, butcher/baker, grocer and other local shopping facilities.

Lower Largo is the home of Alexander Selkirk, portrayed as the fictional Robinson Crusoe in Daniel Defoe's novel of the same name. A statue of Robinson Crusoe is erected on the site of the home of Alexander Selkirk. Not far from the statue is the well-known Largo Bay Sailing Club, which attracts sailors from all over. The Crusoe Hotel is situated by Largo pier and offers a bistro, restaurant, pub and accommodation.

Part exchange is available. 18 Emsdorf Street sits just minutes from the beach in this ever-popular coastal destination. The house is laid over three floors and provides copious space, with rooms of elegant proportions. On the ground floor are the kitchen, sitting room, bedroom one, bathroom, larder and sun lounge. The first floor offers a spacious lounge/diner, bedrooms two and three, shower room and a butler's pantry or studio kitchen. The third floor is vast and is currently utilised as bedroom four, although there are many possible uses for this space.

Externally, there is a garden to the rear, with some storage and a garage – a prime advantage in the East Neuk of Fife. This is a home full of character, style, space and elegance.



SPECIFICATIONS FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	8.38m (27'6") x 4.77m (15'8")
Kitchen	3.31m (10'10") x 2.70m (8'10")
Conservatory	2.80m (9'2") x 1.88m (6'2")
Sitting Room	4.49m (14'9") x 3.87m (12'8")
Kitchenette	1.74m (5'8") x 1.67m (5'6")
Bedroom 1	4.31m (14'2") x 4.26m (14')
Bedroom 2	4.34m (14'3") x 3.75m (12'4")
Bedroom 3	3.27m (10'9") x 2.64m (8'8")
Bathroom	1.85m (6'1") x 1.59m (5'3")
Shower Room	2.31m (7'7") x 1.70m (5'7")
Attic Room	8.81m (28'11") x 7.51m (24'8")

Gross internal floor area (m²): 191m² | EPC Rating: E



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Part
Exchange
Available

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