



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**Tweedbank 52 Leven Road**

LUNDIN LINKS, LEVEN, FIFE, KY8 6AH





# LEVEN / FIFE

KY8 6AH

Lundin Links is a delightful coastal village, the most westerly of the East Neuk villages and is, therefore, the most accessible to the towns of Kirkcaldy and Glenrothes as well as Edinburgh and the remainder of the central belt. The remaining villages of East Neuk, as well as St Andrews, are a short drive to the east. Lundin Links has a selection of local shops, well-known Links Golf Course, 9 hole Ladies Golf Course, Bowling Club and the Old Manor Hotel is also a popular dining venue.

The Lundin Ladies Golf Club (nine holes) is the oldest woman's Golf Course in the world. Neighbouring Upper Largo has an active Cricket Club and the Harbours of the East Neuk and beach at Elie are a popular day trip and tourist destinations.

Kirkcaldy and Glenrothes are within 15 minutes' drive and both are significant regional centres with a wide range of employers, services and leisure facilities. The A90 from Kirkcaldy links into the M90 and leads to the Forth Road Bridge and Edinburgh. There are nearby rail links at Markinch, Cupar and Kirkcaldy, Edinburgh Airport can be reached in about 45 minutes.

Nearby Lower Largo is an ancient fishing village best known for being the birthplace of Alexander Selkirk who provided the inspiration for Daniel Defoe's Robinson Crusoe. This village retains a number of important historical buildings and also has an attractive sandy beach.



THE EXTERIOR / ENTRANCE HALLWAY





“...YOU WILL  
FIND A LARGE  
FITTED KITCHEN/  
DINER, MODERN  
FULLY FITTED  
KITCHEN WITH  
A SELECTION OF  
CONTEMPORARY  
WALL AND BASE  
UNITS...”

# 52 TWEEDBANK LEVEN ROAD

We are delighted to offer for sale this well presented, three bedroom main door upper villa conversion situated in the centre of Lundin Links which is a highly desirable location with excellent commuter links. The impressive apartment enjoys high specifications and attention to detail. The property has been designed to maximise natural light creating a modern spacious ambience offering plenty of scope for life/work arrangements.

The property is entered through a robust wooden door into the spacious hallway with built-in storage and stairs leading to the upper level. Here you will find a bright kitchen/dining area incorporating a range of wall and base units with integrated appliances, from here you have a stunning outlook across the golf course and Fife countryside. Also on this level you will find two double bedrooms and a three piece contemporary family bathroom. The spacious lounge with a feature gas fire which is the focus of the room, has a large bay window with stunning views across the Firth of Forth. Internal stairs lead to a further double bedroom that can be utilised as a bedroom or play room.

The property further benefits from gas central heating and double glazing. There is a small easily maintained garden and off street parking area for two cars.



KITCHEN, LOUNGE & VIEWS







## BEDROOMS & BATHROOM

# SPECIFICATIONS

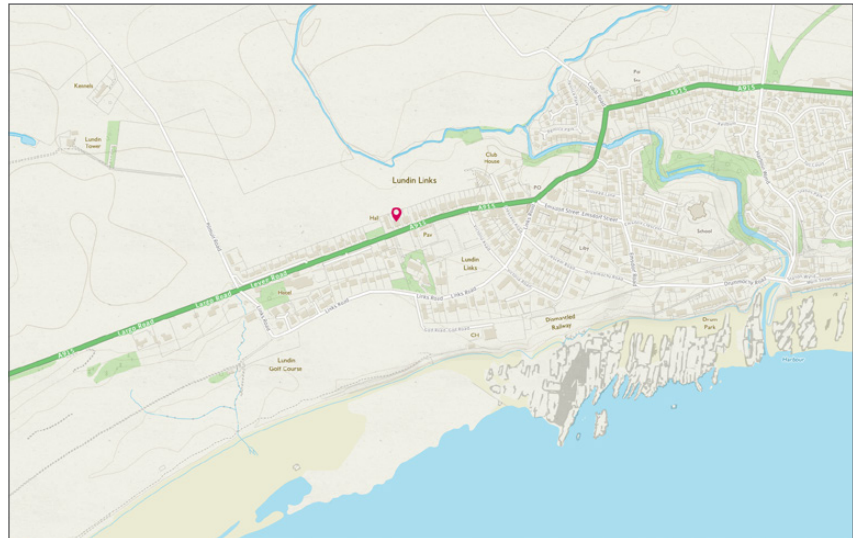
## FLOOR PLAN, DIMENSIONS & MAP

## APPROXIMATE DIMENSIONS (TAKEN FROM THE WIDEST POINT)

Lounge	5.60m (18'4") x 3.83m (12'7")
Kitchen	4.60m (15'1") x 3.00m (9'10")
Pantry	1.20m (3'11") x 1.20m (3'11")
Bedroom 1	4.30m (14'1") x 3.35m (11')
Bedroom 2	3.80m (12'6") x 2.30m (7'7")
Bedroom 3	5.75m (18'10") x 3.00m (9'10")
Shower Room	2.00m (6'7") x 1.90m (6'3")\

Gross internal floor area (m<sup>2</sup>) : 100 m<sup>2</sup> | EPC Rating : D

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.







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