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GLEN ISLA / 35 VICTORIA ROAD
LUNDIN LINKS, FIFE, KY8 6AX

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Glen Isla is situated on the corner of Victoria Road with unobstructed views over the Firth of Forth towards East Lothian and the Lammermuir Hills. The house occupies a corner plot close to the beach and coastline and is also within a short walking distance of the local shops, Golf Club, Bowling Club and primary school.

Lundin Links is a delightful coastal village, the most west 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 leads to the M90 and thereby the Forth Road Bridge and Edinburgh. There are nearby rail links at Markinch and Kirkcaldy and 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.





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Part Exchange available. Glen Isla dates from circa 1920 and is built in a style reminiscent of that era. The house is primarily constructed of brick and externally harled with a number of red brick features all under a roof clad in rosemary tiles with corner bay turret feature. Glen Isla offers modernised and extremely well appointed spacious and light accommodation over two floors with three principal public rooms, five double bedrooms, modern bath/shower room with further shower room and an exceptionally well-appointed kitchen featuring high-quality appliances by 'Wolf' and 'Sub-Zero'. The gross internal floor area is about 2,835 sq ft with an additional 1069 sq ft in the extended 5/6 car garage.

The house offers notable views over the Firth of Forth to the East Lothian coastline, Edinburgh and the Lammermuir Hills as well as the Bass Rock and the five-bay corner window with turret feature is cleverly designed to capitalise on the views.

The owners have invested significantly in the creation and fitting of a superior kitchen with exceptional appliances, fitting of a modern and outstanding

shower room and bespoke bath/shower room with steam shower, Jacuzzi bath and fitted television, replacement double glazing to all windows with the exception of the period leaded windows, new central heating boiler and general upgrading and redecoration.

A further notable feature is a substantial garage which offers scope to accommodate five or six cars if desired or alternatively excellent workshop/gym/teenager's den space. The garage could be converted to additional living accommodation subject to planning consent. The garden encloses the house on four sides and hedges and brick walls provide privacy and shelter and there are extensive patios and sitting out areas, all augmented by a purpose-built pizza oven and barbeque facility.

Glen Isla House is approached via a gap in the hedging with pebbled pathway leading to a solid front door and thereby. Vestibule. Ornate cornice. Tiled floor. Coat rail. Stained glass window. Inner door with leaded stained glass window and five leaded window surrounds leads to the entrance hall with

Ornate cornice. Pine staircase. Pine panelled doors. The sitting room enjoys a bay window. Cornice. Oak mantelpiece with tiled inlays housing gas fire. Display alcove. The living room has a five-bay corner window affording sweeping distant views. Cornice and ceiling rose and Window seat. The dining room has a shelved open press. Picture rail and leads to a Butler's Pantry with an original fitted cupboard. The kitchen/family room has french doors with neighbouring windows to garden patio. Wolf gas fired oven with four ring gas hob and hotplate with extractor fan over. Wolf-Wok hob with independent extractor fan over. Large American style sub-zero fridge freezer with ice dispenser. Large aluminium circular preparation sink with three individual sinks, tap and 2nd flexible hose tap. Siemens combination oven and warming drawer. Siemens coffee machine. Extensive fitted floor and wall mounted units with marble (TBC) worktops, glazed display cabinets and integral breakfast bar set into central island unit. Tiled floor with electric underfloor heating and sitting area by French doors which in turn opens out onto a generous patio with neighbouring pizza oven and barbeque grill.



The door to Boiler Room/Larder with Worcester Central Heating Boiler. The utility room has fitted units incorporating one and a half bowl sink and drainer. Plumbing for washing machine. Tiled splashback and door to garden. The shower room has a tiled Bette shower cabinet and Hans Grohe shower fittings with overhead and handheld shower. ROCA Wash hand basin with mirrored vanity cupboard over. WC. Fully tiled walls. Electric underfloor heating.

First Floor : Half Landing with notable leaded stained glass window. Ornate cornice to landing and half landing. Door leads to Bath and Shower Room. Contemporary bathroom of notable quality incorporating Villeroy and Boch spa bath with Television television over and fitted ceiling speakers. Hans Grohe Axor wash hand basin and bidet. Villeroy and Boch wall hung WC. Contemporary cylinder towel rail. Large walk-in tiled

steam shower cabinet with overhead and three walls mounted body jets. Electric underfloor heating. Bedroom 1 is a double bedroom with cornice, picture rail, contemporary wash hand basin and top vanity cupboard. Bedroom 2 is also a double bedroom with bay window to south affording wonderful views over the Firth of Forth. Moulded wash hand basin set into recess with cupboard below. Bedroom 3 is a double with cornice. Bedroom 4, corner five window bay with turret over and window seat. Again, affording wonderful views over the Firth of Forth. Cornice. Recessed cupboard with a glazed upper display area. Bedroom 5 is a double with hatch to roof void with Ramsay ladder. Ramsay ladder access to large, partly floored Loft space.

Exterior : The original double garage has been substantially extended to provide a multipurpose building of about 1,069 ft². The principal garage area measures 7.52m

x 7.47m (24'8" x 24'6") with storeroom to the rear 5.94m x 2.49m (19'6" x 8'2") and additional space currently used as gym 5.21m x 4.67m (17'1" x 15'4"). The garaging offers scope for a variety of uses and could be converted to additional living accommodation, subject to planning consent if desired. The gardens at Glen Isla are a notable feature and enclose the house on four sides. To the front and eastern sides are lawns with flower and shrub borders, pebble pathways and a sheltered sitting out area in the lee of two high brick walls. The larger rear garden also features further lawns with shrub and flower borders, established hedging, cherry and holly and additional walling. Adjoining the rear of the house are two distinct patio areas of generous sizes with the larger flagstone area housing a substantial purpose built wood fired Pizza Oven along with neighbouring barbeque (Outback gas fired barbeque) and having low-level lighting.











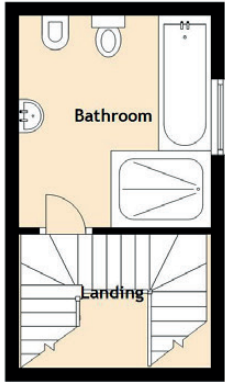
GROUND FLOOR



FIRST FLOOR



SPLIT LEVEL



SPECIFICATIONS

PROPERTY FLOOR PLAN

Approximate Dimensions

(Taken from the widest point)

| | |
|-------------|--------------------------------|
| Vestibule | 2.58m (8'6") x 2.06m (6'9") |
| Lounge | 6.70m (22') x 4.45m (14'7") |
| Kitchen | 6.00m (19'8") x 4.47m (14'8") |
| Utility | 2.80m (9'2") x 2.00m (6'7") |
| Pantry | 3.30m (10'10") x 1.10m (3'7") |
| Dining Room | 5.45m (17'11") x 4.20m (13'9") |
| Study | 5.55m (18'2") x 5.45m (17'11") |
| Bedroom 1 | 6.70m (22') x 4.45m (14'7") |
| Bedroom 2 | 5.84m (19'2") x 5.45m (17'11") |
| Bedroom 3 | 4.45m (14'7") x 4.25m (13'11") |
| Bedroom 4 | 4.30m (14'1") x 3.00m (9'10") |
| Bedroom 5 | 4.00m (13'1") x 3.05m (10') |
| Bathroom | 3.20m (10'6") x 2.70m (8'10") |
| Shower Room | 2.80m (9'2") x 2.35m (7'9") |

Gross internal floor area (m2) : 285 m2

EPC Rating : D

Fixtures and Fittings : The following should be noted

(i) The carpets are included in the sale.

(ii) The sub-zero fridge freezer in the kitchen is included in the sale.

(iii) The outback barbeque in the garden is included in the sale.

(iv) The curtains are included with the exception of the curtains at the half landing and in the dining room.

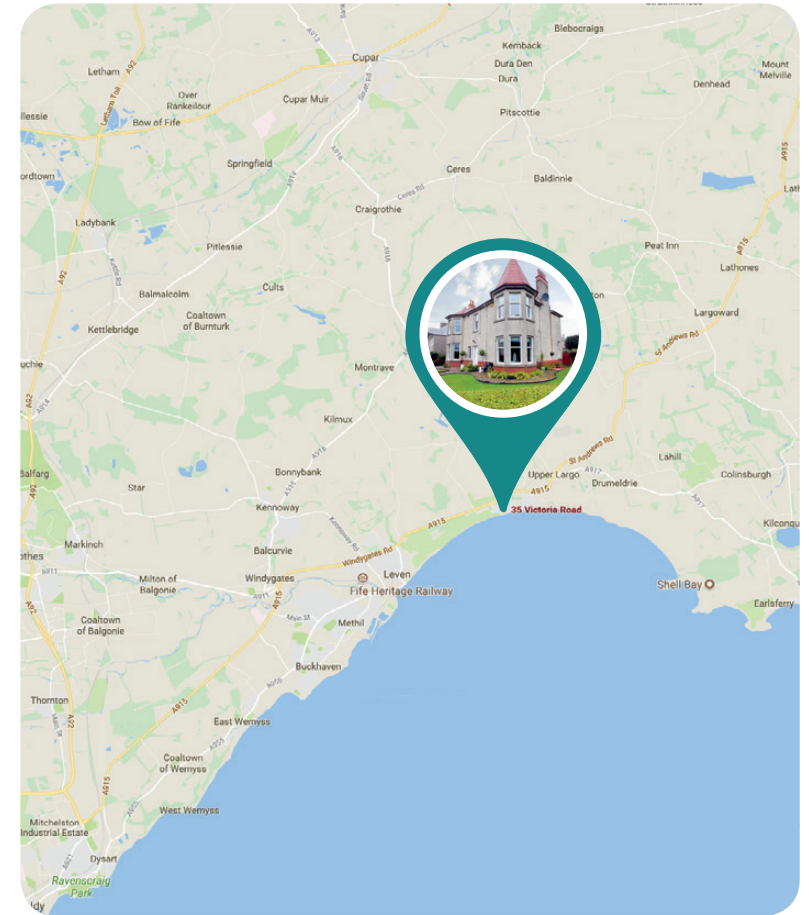
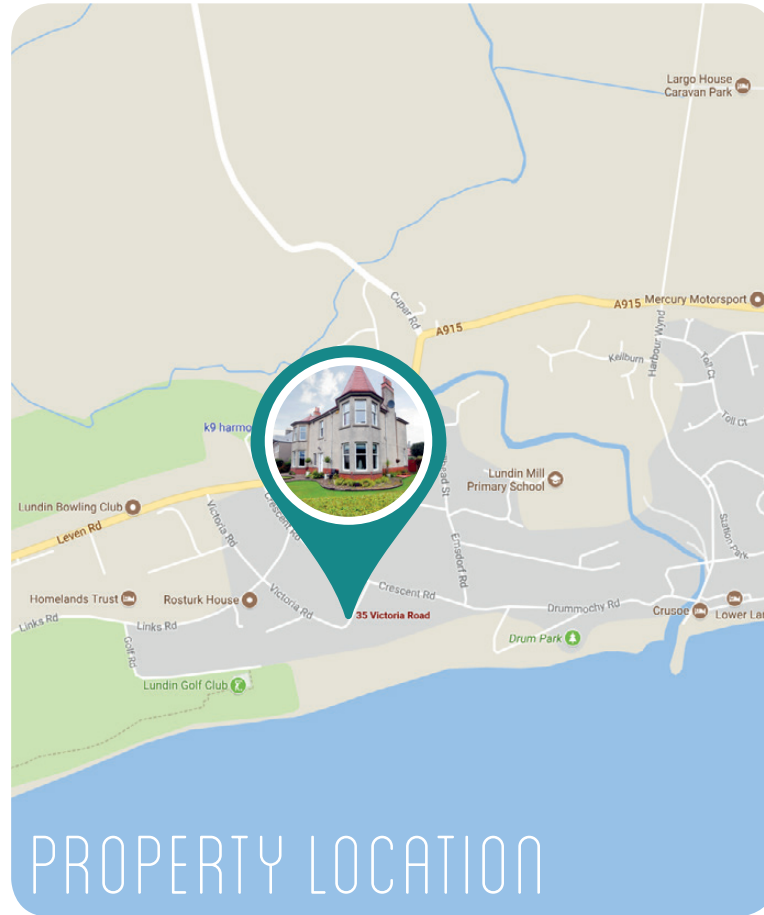
(v) The decorative light fittings are included in the sale with the exception of the Study and bedroom 5.

(vi) The metal grille in the garage is excluded from the sale.

(iv) The curtains are included with the exception of the curtains at the half landing and in the dining room.

Adjoining the garage is a monobloc car parking area with pathway leading to the rear of the house. The patio areas also benefit from low-level lighting, solid timber gates provide access from the rear to the monobloc driveway.

DIRECTIONS : From Kirkcaldy heads eastwards on the A915. Continue through Leven. On entering Lundin Links continue past the Old Manor Hotel and the Bowling Club then take the first right into Victoria Road. Continue to the foot of Victoria Road heading towards the coastline and Glen Isla lies on your left-hand side on the corner.



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