

12 Leven Road

LUNDIN LINKS, LEVEN, FIFE, KY8 6AH



*LOVELY TWO BEDROOM UPPER VILLA
IN A SOUGHT AFTER LOCATION*



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Part exchange available. A superb opportunity to acquire this stunning upper villa flat, close to all amenities, schools and town centre. The property is a credit to the present owners and is offered in good condition. Access is to the front of the building via its own front door and private stairwell. 12 Leven Road, offers the traditional features of high ceilings with the modern-day comforts of gas central heating and double-glazed windows.

On entering the property the hallway, provides access to the two good-sized bedrooms, located to the rear of the property both double in size. The bright and spacious lounge is pleasantly located to the front of the property, with a large bay window letting in an abundance of light and feature gas fire with stunning surround. The kitchen features a range of modern floor and wall-mounted units with windows overlooking the front. The family bathroom is fully fitted with a white three-piece suite. Generous storage can be found throughout the property, the attic can be accessed via a Ramsay-style ladder and is partially floored, this completes the accommodation on offer.

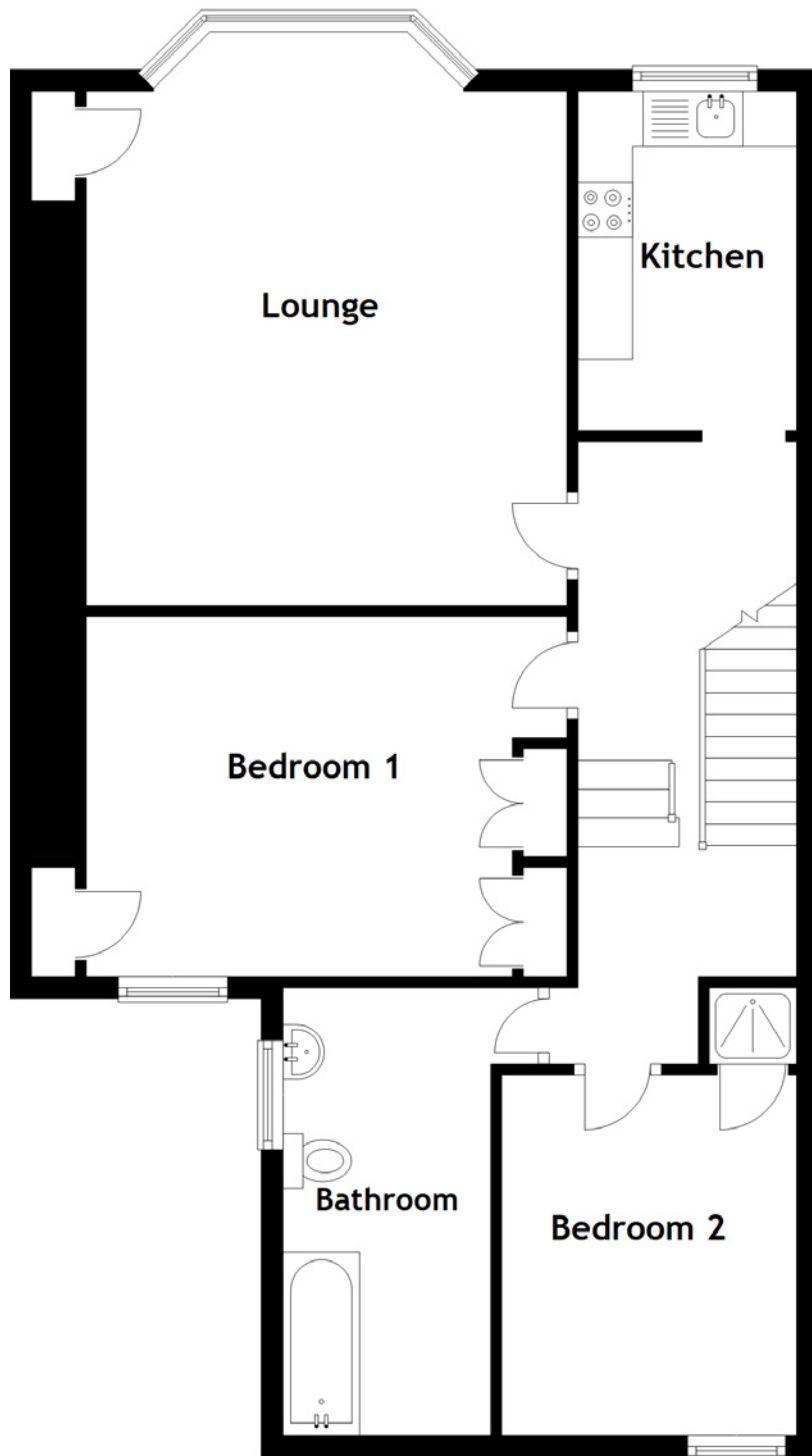












Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 4.40m (14'5")	Bathroom	4.10m (13'5") x 1.90m (6'3")
Kitchen	3.10m (10'2") x 2.00m (6'7")		
Bedroom 1	4.40m (14'5") x 3.30m (10'10")	Gross internal floor area (m ²): 82m ²	
Bedroom 2	3.30m (10'10") x 2.70m (8'10")	EPC Rating: D	





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, a well-known Links Golf Course, a 9-hole Ladies Golf Course, a bowling club and the Old Manor Hotel is also a popular dining venue.

The Lundin Ladies Golf Club (nine holes) is the oldest women's Golf Course in the world. Neighbouring Upper Largo has an active Cricket Club and the Harbours of the East Neuk and the 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.



Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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