



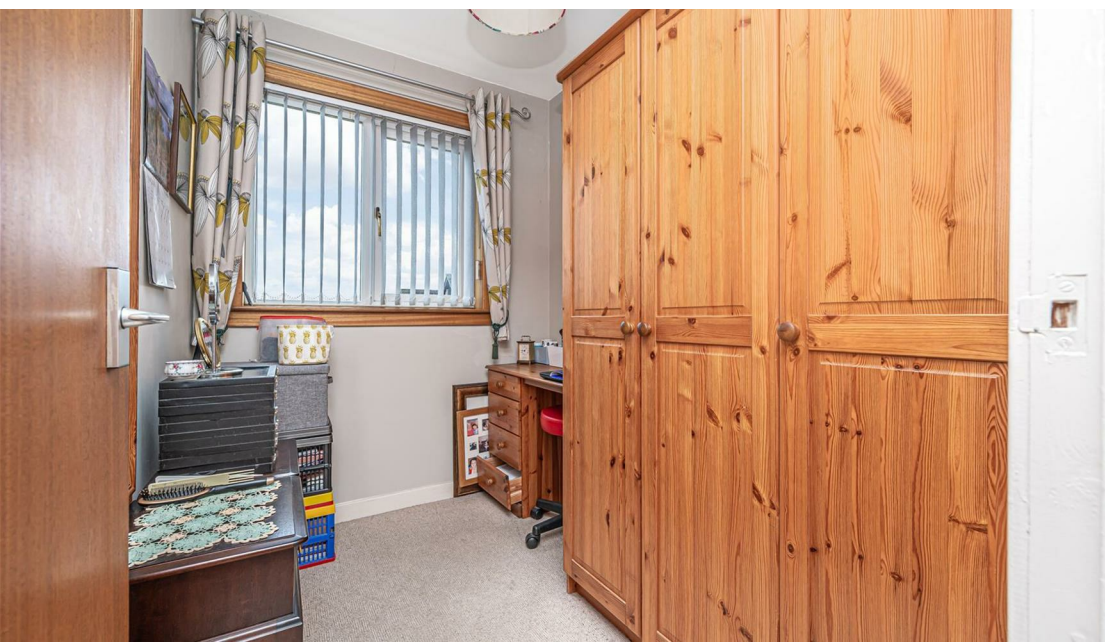
6 Keilburn, Lundin Links, KY8 6DD
Offers Over £185,000







Excellent opportunity to acquire this well appointed three bed semi detached family home in the highly sought after area of town. The property briefly comprises entrance hallway, lounge and dining kitchen on the ground floor. On the upper level there are three bedrooms and shower room. The property further benefits from private gardens to the front and rear with driveway for 2/3 vehicles, gas central heating and double glazing. Essential viewing.





LOCATION

Lundin Links serves as the gateway to the idyllic Fife Coastal Path showcasing picturesque former fishing villages, some of the most beautiful in Scotland along with tranquil beaches, historic harbours, and dramatic ruined castles. Charming villages such as Anstruther, Crail, Elie, and Pittenweem boast an array of restaurants, bars, watersports, and cultural attractions including the renowned Pittenweem Arts Festival. Globally renowned for its golf courses, the region boasts over 44, with championship courses at St Andrews and Kingsbarns. Notably, the acclaimed Dumbarnie Golf Course lies a short distance to the east. State schooling is available locally and private options include those at St Leonards in St Andrews and at The High School of Dundee. An efficient bus service connects Lundin Links to towns throughout Fife, and there are railway stations at Leuchars, Cupar, Ladybank, and Dundee. Edinburgh is within an hour's drive and the larger Fife towns of St Andrews, Glenrothes, Dundee, and Kirkcaldy are all within easy reach. Rail links are at Kirkcaldy, Markinch and Thornton with the new connection at Leven and a light aircraft airfield at Glenrothes set to arrive in 2024. Edinburgh International Airport is under an hour away by car.

EXTRAS INC IN SALE / AGENTS NOTE

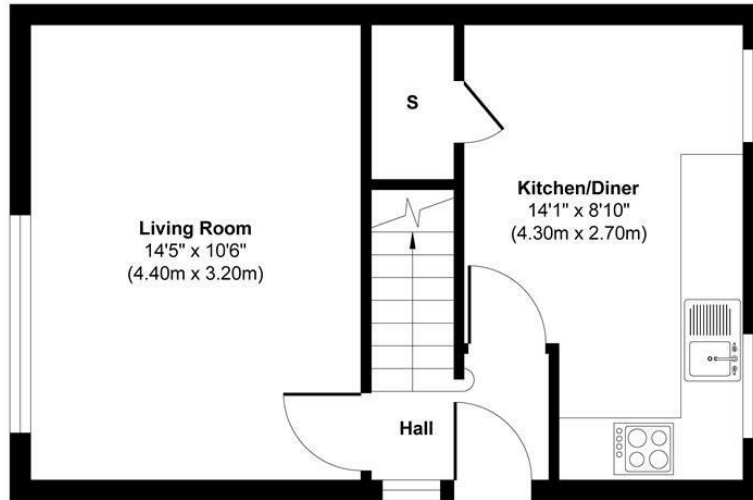
All floor coverings, blinds, bathroom and light fittings together with integrated appliances.

From 1st February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "inter-linked system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries. The owner will not warrant the working order of the fixtures and fittings or appliances which are included in the sale price or white goods.

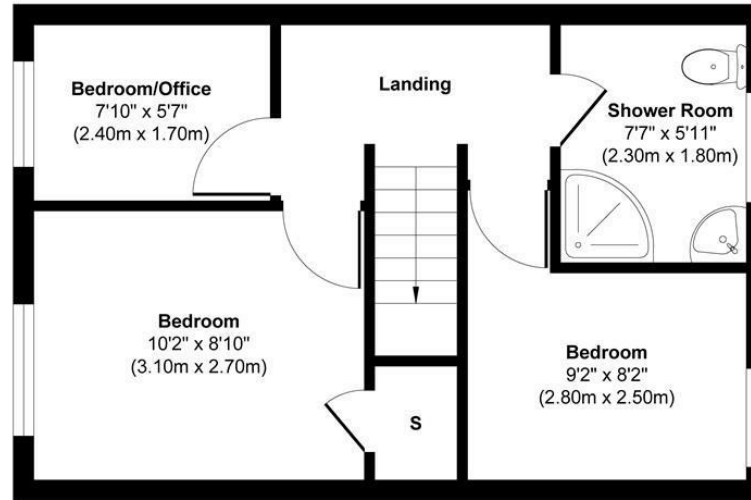








Ground Floor
 Approximate Floor Area
 326 sq. ft
 (30.36 sq. m)



First Floor
 Approximate Floor Area
 326 sq. ft
 (30.36 sq. m)



Approx. Gross Internal Floor Area 652 sq. ft / 60.72 sq. m

This floor plan is for illustrative and marketing purposes only and is to be used as a guide only. No details are guaranteed on measurements, floor areas, or orientation and do not form any agreement. No liability is taken for error, omission or misstatement. A party must rely upon its own inspection(s). Created by 9AM Media

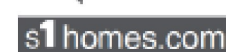


SOLICITORS | PROPERTY

33 East Port, Dunfermline, Fife, KY12 7JE

Tel: 01383 620222 Fax: 01383 621213

www.morganlaw.co.uk



AGENTS NOTE These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. No movable items will be included in the sale.