



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18 Toll Court

Lundin Links, Leven, Fife, KY8 6HH

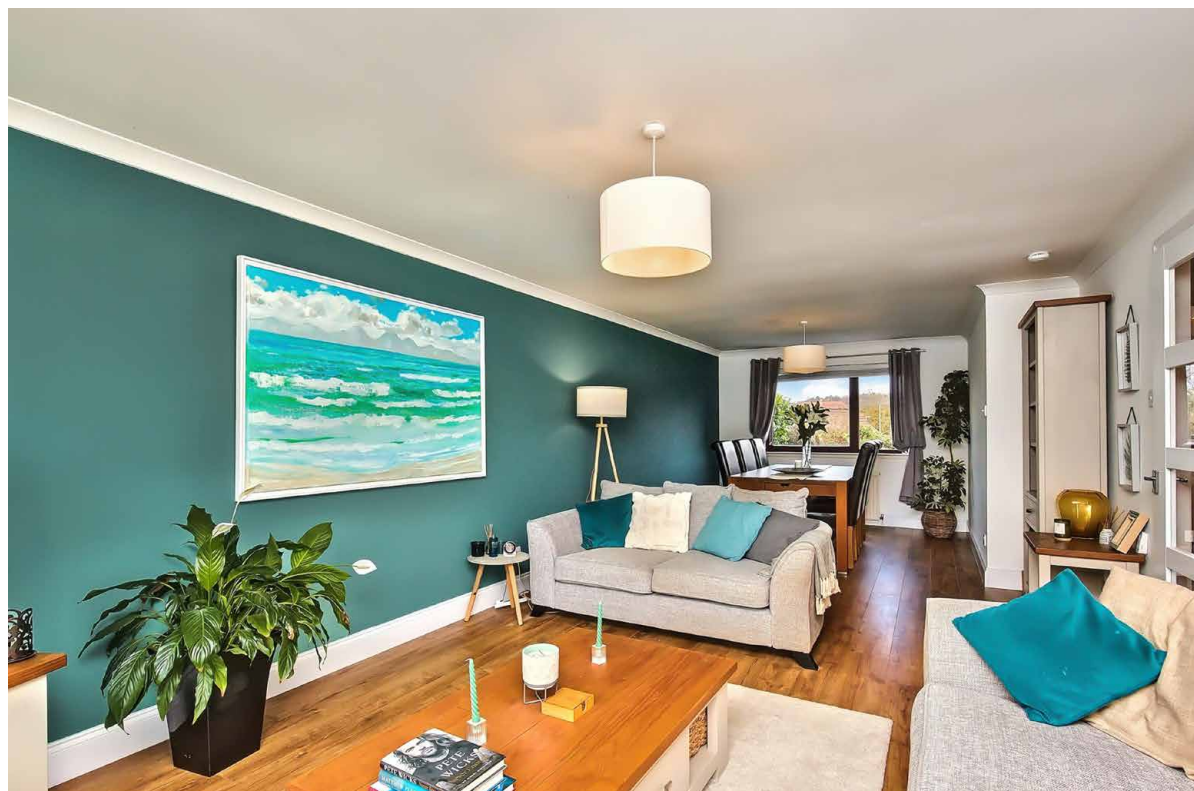
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Set at the end of a peaceful cul-de-sac in Lundin Links, this detached house is a three-bedroom, two-bathroom family home that benefits from generous accommodation and is immaculately presented with modern styling. The home further comprises a large, open-plan living and dining area with a sunny double aspect and a breakfasting kitchen fitted with contemporary cabinetry and high-spec appliances. In addition, there is a sunny front garden, a mono-blocked driveway (with space for four cars) leading to a single garage, and an enclosed rear garden with a lawn and outdoor seating space.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Property Summary

- Attractive detached house in Lundin Links
- Quiet cul-de-sac setting
- Outstanding location near a school, the beach and bus links
- Attractive, modern interiors throughout
- Entrance vestibule and hall with storage
- Sunny double-aspect living/dining room
- Stylish integrated breakfasting kitchen
- Two wardrobed double bedrooms (one with a sunny aspect)
- Versatile southeast-facing third bedroom
- Three-piece family bathroom
- Modern shower room with towel radiator
- Private gardens to the front and rear
- Garage and multi-vehicle driveway parking
- Gas central heating and double glazing
- EPC Rating - D | Council Tax Band - E
- Home Report Value - £295,000







A breakfasting kitchen
fitted with contemporary
cabinetry and high-spec
appliances







Attractive, modern
interiors throughout





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dream property!



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

