

14 VICTORIA ROAD

Lundin Links, Fife, KY8 6AX



A picturesque life by the sea along the East Neuk of Fife



CONTENTS

- 06** **Welcome to 14 Victoria Court**
A large and exclusive street-level apartment in an exceptional seaside location
- 10** **Shared entrance**
The front door opens into a hall, an inviting first impression
- 12** **An elegant living room**
Enjoying expansive dimensions with beach and golf-club views
- 16** **Large dining kitchen**
With excellent storage and workspace as well as capturing far-reaching sea views
- 20** **The bedrooms**
Two large double bedrooms ensuring space and versatility
- 24** **The shower room**
Equipped with a contemporary three-piece suite and sandy-toned tiles
- 26** **Gardens & parking**
Impressive shared gardens gazing out across the sea as well as a private garage
- 32** **Lundin Links**
Set along the scenic coastline of Fife's East Neuk, Lundin Links is a highly desirable village





PROPERTY NAME

14 Victoria Road

LOCATION

Lundin Links, KY8 6AX



GROUND-FLOOR

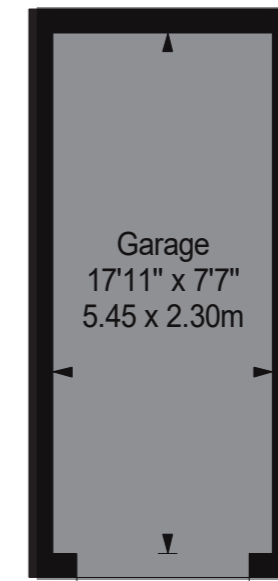
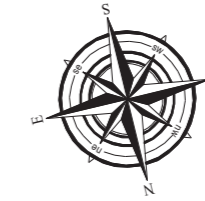
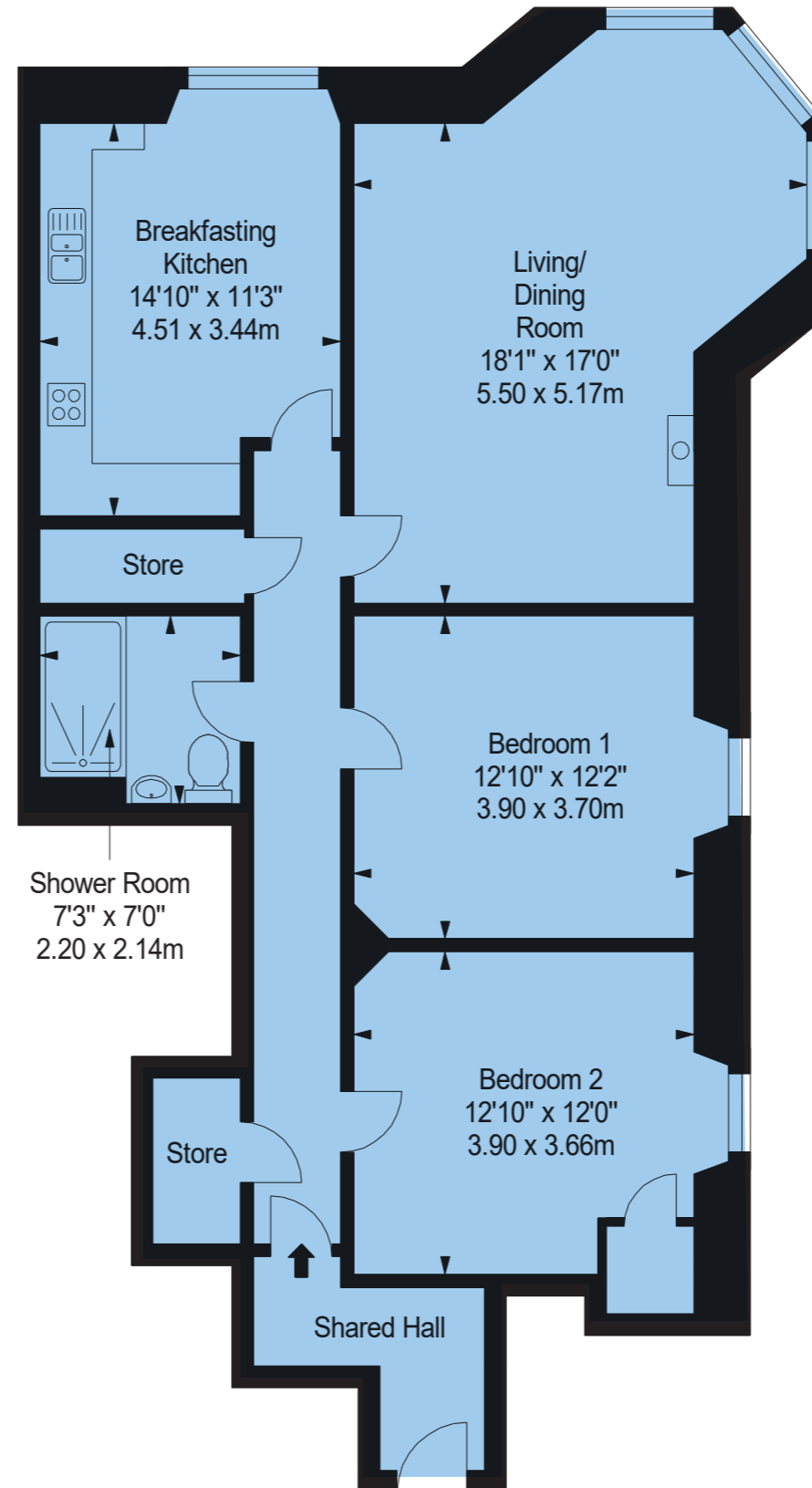


EXTERNALS

APPROXIMATE TOTAL AREA:

100.6 sq. metres (1082.9 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



A sought-after coastal lifestyle just moments from Lundin Links' spectacular beaches and renowned golf facilities





Welcome to a large two-bedroom street-level apartment

Part of a handsome building dating back to the early 1900s, this exclusive two-bedroom street-level apartment is an exceptional home in an equally exceptional location. It is a brief stroll from the local golf club and beachfront, providing a picturesque life by the sea along the East Neuk of Fife in the village of Lundin Links. The area is well served by amenities and the surrounding open countryside is readily accessible as well, providing a wealth of outdoor opportunities. The home itself offers wonderfully spacious interiors with an attractive blank canvas of décor and quality finishings throughout.

GENERAL FEATURES

A large and exclusive street-level apartment
 Part of a handsome early 1900s building
 Exceptional seaside location in Lundin Links
 Stunning uninterrupted sea and beach views
 Blank canvas of décor and quality finishings
 EPC Rating - C | Council Tax band - D

ACCOMMODATION FEATURES

Inviting entrance hall with two stores
 Expansive living room with a bay window
 Generously appointed dining kitchen
 Two large and airy double bedrooms
 Contemporary three-piece shower room
 Gas central heating and double glazing

EXTERIOR FEATURES

Impressive wraparound communal gardens
 Direct access to the local beach and golf club
 Private garage and residents' parking



Enjoy a relaxed COASTAL LIFESTYLE in a spacious apartment

Featuring a generously appointed dining kitchen and a contemporary shower room, as well as great storage. Impressive wraparound communal gardens slope away from the apartment, creating an elevated rear with stunning uninterrupted panoramic views of the coastline. A private garage completes the package.

The apartment is reached via a shared entrance, with the front door opening into a hall, defined by light décor and the warm glow of an engineered wood floor. It offers an inviting first impression, as well as two stores for a clutter-free entrance.



ELEGANT LIVING ROOM

with beach and golf-club views





The embodiment of **CALM**

Enjoying expansive dimensions, the living room boasts plenty of space for comfortable lounge furnishings. It is brightly illuminated too, with a southerly-facing bay window peering out across the local greens and crescent beach. Coupled with the view, this room is the embodiment of calm, with the understated aesthetic ensuring an elegant and comfortable environment for daily use. A modern gas fireplace completes the look.



A LARGE DINING KITCHEN



**with excellent storage
and workspace**

The dining kitchen has a generous footprint which continues the hall's engineered wood floor for easy upkeep. Like the living area, south-facing windows ensure a light-filled ambience while capturing far-reaching sea views – an inspiring backdrop for dinner with

family and friends. Adding to its appeal, the timber-toned cabinets are neatly arranged in an L-shape at base and wall level offering superb storage, alongside sweeping worktops with lots of space for food preparation.





The metro-style splashbacks bring a subtle line of colour and a traditional clothes pulley ensures further practicality. A selection of appliances are included in the sale too.



SPACE AND VERSATILITY

Two large double bedrooms



Set side by side

the two bedrooms are both large doubles that offer ample floorspace for bedside furnishings. Each room enjoys a light and airy ambience which is further enhanced by the neutral styling. Both are fitted with soft carpets too, for underfoot comfort. In addition, the second bedroom has the benefit of a built-in wardrobe.



A contemporary three-piece **SHOWER ROOM**

The shower room is enveloped in sandy-toned tiles and equipped with a contemporary three-piece suite. It features a hidden-cistern toilet, a storage-set washbasin, a mirrored cabinet unit, a ladder-style towel radiator, and a double-size, walk-in shower cubicle with a handheld and overhead rainfall shower.

Gas central heating and recently installed double glazing ensure optimal comfort and efficiency.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (oven, gas hob, and fridge/freezer), a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



Impressive shared gardens

GAZING OUT ACROSS THE SEA



GARDENS & PARKING

Private garage and residents' parking



Externally, the wraparound communal gardens offer an abundance of space to enjoy, capturing sun throughout the entire day. Impressive stretches of carefully maintained lawn are fringed by mature plants and trees, while the open sea backdrop brings an even greater sense of tranquillity. Conveniently, these shared gardens also provide direct access to the local beach and golf club – perfect for leisurely strolls and a quick round with friends. The apartment also has a private garage for secure parking and the development's driveway provides additional space for residents and visitors.

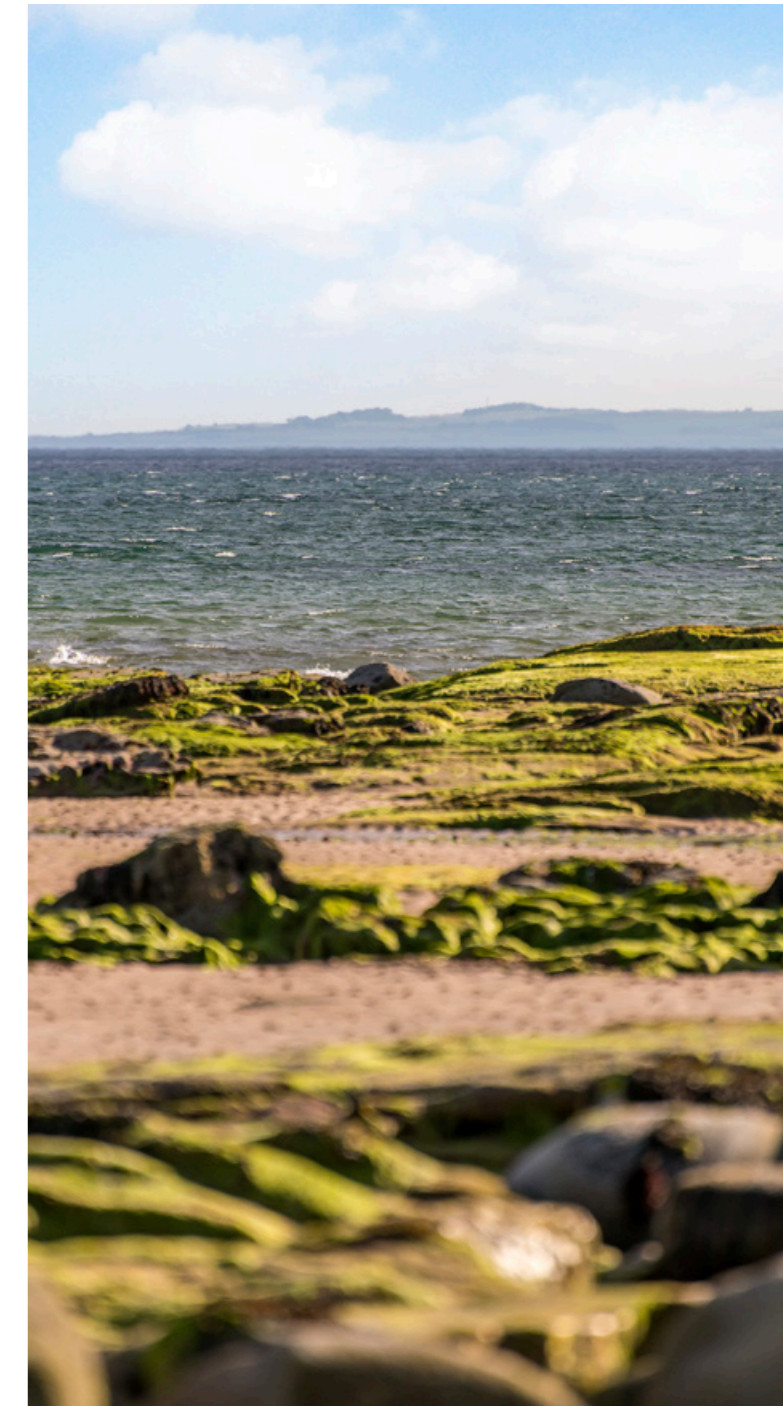
Direct access to the local beach and golf club



LUNDIN LINKS

Fife

Set along the scenic coastline of Fife's East Neuk, Lundin Links is a highly desirable village celebrated for its stunning beaches and historic character. It is positioned between the popular seaside town of Leven and the village of Lower Largo, providing an attractive blend of coastal tranquillity and convenience – perfect for anyone seeking a relaxed life by the sea.



The area is known for its distinctive standing stones, dating back to the Bronze Age, as well as its elegant Victorian and Edwardian architecture, which contributes to its charm. Furthermore, it has a good range of everyday amenities, with local shops, cafés, and essential services, while more extensive shopping, supermarkets, and leisure facilities can be found in nearby Leven. Outdoor enthusiasts are exceptionally well catered for too. The village sits on the Fife Coastal Path, offering miles of scenic walking and cycling routes, in addition to the sprawling sandy beaches that are truly breathtaking. Golf is also a major attraction in the area, with the renowned Lundin Golf Club and the celebrated links at Leven and Dumbarnie all within easy reach. St Andrews, the world-famous home of golf, is only a 30-minute drive as well. For families, well-regarded primary and secondary schools are close by, with the highly regarded further education facilities in St Andrews just a short commute away. Transport links are excellent too, with convenient road connections to St Andrews, Kirkcaldy, and Glenrothes. Edinburgh can be reached in approximately one hour by car, while Dundee and Perth are closer at a rough 45 minutes' drive. The reinstated Levenmouth rail link further enhances connectivity, offering fast services to Edinburgh and improving commuter options across the region.



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