

FT & DC
WALLACE

62 Links Road
Lundin Links

Offers Over £119,950



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General Description

Spacious two bedroom first floor flat in a quiet, desirable location by Lundin golf course. Secure intercom entrance system and private residents parking along with shared garden ground. GCH and DG throughout. Suitable as a permanent residence or an easily maintained and secure holiday home.

Lundin Links is a coastal village in the East Neuk of Fife, with a variety of shops and sporting amenities. Tennis, squash and a gym in the local Sports Club next to the Bowling Club. Lundin Golf Course is a challenging 18-hole Championship links course and there's the 9-hole golf course and Ladies Club to the north of the village. There are great coastal walks and the beach is only a three minute walk away. There is a popular hotel in the town and further hotel and an inn in the adjoining village of Lower Largo. There are many amenities available nearby in Leven, such as a cinema, swimming pool and leisure centre, medical centre and bus station. There are rail links in Markinch and Kirkcaldy.

Stairs in the communal hallway lead to the entrance door of the property. Inside, the carpeted hall has a large storage cupboard (with light, shelves and fusebox) and provides access to the lounge, bedrooms, bathroom.

Lounge/Diner 5.97m x 3.31m (19'7" x 10'10")
Good size lounge with window to the front with views of golf course and sea beyond. Dining area with window to rear. Access to kitchen. Pine lined ceiling. Fitted carpet. Radiator.

Kitchen 3.12m x 2.78m (10'3" x 9'1")
Generously proportioned kitchen with fitted, oak-effect kitchen. Integrated electric oven and hob with overhead extractor canopy. Stainless steel sink and drainer with chrome mixer tap. Window to rear. Wall mounted CH boiler. Vinyl flooring. Radiator.

Bathroom 2.40m x 1.67m (7'10" x 5'6")
Consisting of wc, wash hand basin and bath with shower attachment, the bathroom is fully tiled. Shaving point with light. Fitted carpet. Radiator.

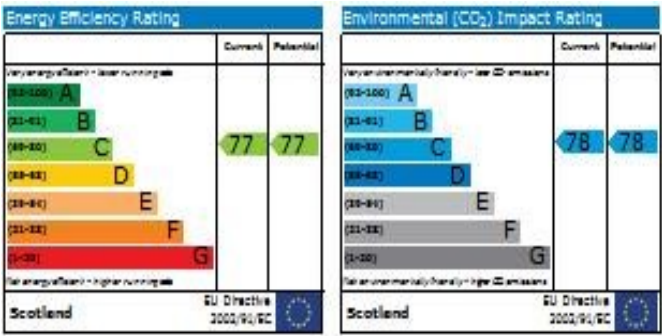
Bedroom 1 4.92m x 2.66m (16'2" x 8'9")
Large double bedroom with window to the rear of the property. Fitted double wardrobe with mirrored, sliding doors. Carpet. Radiator.

Bedroom 2 4.06m x 2.55m (13'4" x 8'4")
Bright, double bedroom with a low, velux window and low-level window below. Fitted double wardrobe. Access hatch to attic. Fitted carpet. Radiator.

Exterior
The garden ground to the rear of the property is shared ground. The parking areas are marked by property numbers.

Extras
The carpets, curtains, blinds and lightfittings throughout are included in the sale. As well as the oven, hob and extractor.

Council Tax – Band “ D” for the year 2018-19.



Viewing

Please contact F T & D C Wallace to arrange a viewing appointment. Telephone 01333 423804.



THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.