

FT & DC
WALLACE

The Elms
Links Road
Leven

Offers Over £375,000



This beautifully presented, striking property was originally built for local timber magnates in 1898. The exquisite original features have been lovingly retained and restored (including overhaul of the front porch). The Elms occupies the entire front of the substantial, traditionally built manor house on two levels and has charm in abundance. Two privately owned flats are connected to the rear of the property. The property benefits from double glazing and GCH.

Located on a quiet road, close to the beach and promenade and overlooking the Firth of Forth beyond.

Leven is well served with many amenities including schools, nurseries, leisure centre with swimming pool, shops, supermarkets, cinema, restaurants and a bus station to name a few. Rail links are available from nearby Markinch and Kirkcaldy stations (6 and 10 miles away). The East Neuk villages and St Andrews are all within easy reach, .There are many golf courses in the area, both 9-hole and 18-hole.

Entrance to the house is via the front door (with fanlight) into the porch (5.89m x 2.47m) with mosaic floor and original, stained glass door leading into the main hall of the property (6.69m x 6.22m). The stunning panelled hall has original maple parquet flooring, a window to the porch with a window seat. An open fireplace with stone surround is located in the hall along with under stair cupboard, radiators and solid timber staircase leading to the upper accommodation.

Morning Room 6.28m x 4.20m (20'7" x 13'9")
Spacious, comfortable room with sea view from bay window. Original fireplace with timber mantel, tiled surround and hearth. Decorative corning and picture rail. Radiators. Fitted carpet.

Dining Room 7.97m x 4.54m (26'2" x 14'11")
Elegant, traditional room with bay window looking over gardens to the sea. Parquet flooring. Stunning chandelier. Within decorative archway and corbels, is the open fireplace with original timber mantelpiece, tiled surround and hearth. Radiators.

Bathroom 4.50m x 3.61m (14'9" x 11'10")
"L" shaped classic and tasteful bathroom with white wash hand basin, w.c. bidet. Freestanding roll top bathtub and separate shower cubicle. Window to rear of property. Fitted mirror and vanity lights. Ceramic tiled floor and walls tiled to midway. Chrome towel radiator.

Bedroom 4 4.39m x 3.66 (14'5" x 12'1")
Double bedroom located downstairs with window to side of property. Fitted carpet. Radiator.

A door from the hall leads into a short passageway to the kitchen and back door vestibule.

Kitchen 4.55m x 3.88m (14'11" x 12'9")
Good sized kitchen with modern base and wall units with granite worktops and Belfast sink with chrome mixer tap. Double range cooker with electric hotplate. Integrated dishwasher. Recessed lighting. Window to rear. Ceramic floor tiles. Door out to back door vestibule.

The staircase leads to the spacious upper landing from

which the other bedrooms, shower room and lounge can be accessed.

Lounge 7.96m x 4.54m (26'1" x 14'11")
Large upstairs lounge with bay window and sea view to front. Stained glass windows either side of the open fireplace. Beautiful ceiling and cornice. Wall lights. Fitted carpet. Radiators.

Shower Room 2.45m x 2.24m (8' x 7'4")
Good size shower room with ceramic tiled floor and walls. Wash hand basin, w.c. and shower cubicle with chrome fittings. Large fitted mirror and heated chrome towel rail. Recessed lighting. Original coving.

Bedroom 1 6.22m x 4.22m (20'5" x 13'10")
Very large and impressive bedroom with bay window. Sea view. Original corning. Radiator. Fitted carpet.

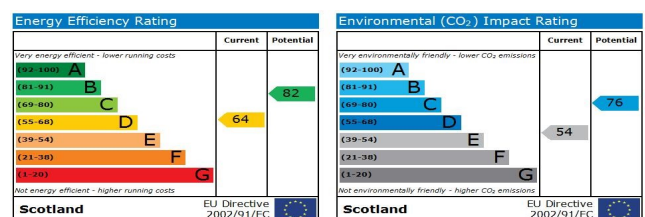
Bedroom 2 4.19m 4.01m (13'9" x 13'2")
Bright double room with window to the rear of property. Fireplace with timber mantle. Access hatch to attic. Fitted carpet. Radiator.

Bedroom 3 4.34m x 3.67m (14'3" x 12')
Double bedroom with window to side of property. Fireplace with original timber surround. Radiator. Oak flooring.

Exterior
Parking area in front of the house with wooden fence, lawn and shrubs. To the rear is a well maintained garden divided between the house and two flats. The house retains the larger portion to the left hand side which is laid to lawn with borders of mature shrubbery. Timber shed.

Extras
The curtains, carpets, blinds, lightfittings throughout are included in the sale together with the white goods in the kitchen and the timber shed in the garden. The furniture in the house is available under separate negotiation.

Council Tax - Band F for the year 2019-2020.



Viewing
Please contact FT & DC 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.