

FT & DC  
WALLACE

46 Keilburn  
Lundin Links

Offers Over £198,000



### General Description

This is a modern detached three/four bedroom dwelling in an established area of Lundin Links. The property offers flexible family accommodation on two levels, with single garage and an easily maintained garden.

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. In the adjoining village of Lower Largo there is a hotel and an inn. 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.

The property is entered via a timber and glass vestibule and wooden door with glazed panels leading into the bright carpeted hallway offering access to all the downstairs rooms, while the staircase off the hall leads to the upper level (two bedrooms). The spacious living room is on the right, with the third bedroom and further accommodation (serving either as a dining room or fourth bedroom) on the left. The kitchen/diner and shower room complete the layout, and the rear door leads to the garden area - part of which is slightly elevated.

### Lounge 4.11m x 3.68m

Bright room to the front of the house with carpet and west-facing picture window. Coving, radiator and small recess.

### Bedroom 1 3.52m x 2.50m

Situated at the front of the property, this carpeted bedroom has a window to the west, built-in mirrored wardrobe, coving and a radiator.

### Dining Room / Bedroom 4 2.76m x 2.50m

Though presently used as a dining room, this could readily serve as a fourth bedroom. Built-in mirrored wardrobe. Window to the side, overlooking the garden. Multi-pane glass door and radiator.



### Shower Room 2.17m x 1.67m

Located downstairs, this room has been upgraded by replacing the bath with a large walk-in shower. Wash hand basin, w.c. and radiator.



### Kitchen

3.43m x 2.75m

The kitchen and dining area is of a good size, and offers access out to the drying area and rear garden. It has fitted wall & base units with marble effect worktops. Stainless steel sink and drainer with chrome mixer tap. Tiling around worktop area & on opposite wall. Plenty of room for a dining table. Window and half-glass door to the east. Vinyl flooring. Radiator.



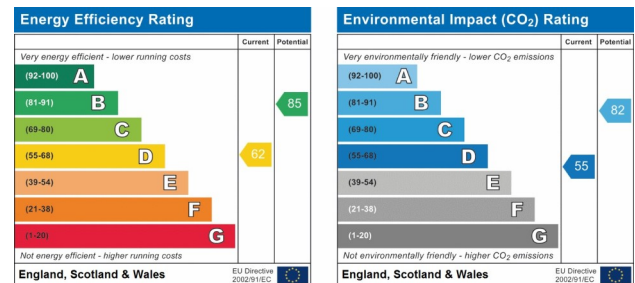
Carpeted stairs with open timber bannister lead to the upper accommodation. On the upper landing is a large storage cupboard.

### Bedroom 3 3.16m x 2.91m

Double room offering good, versatile space for a bedroom, office or playroom. Built-in wardrobe with louvred door. Carpet. Radiator.

### Bedroom 4 3.48m x 3.18m

Large bedroom with built-in cupboard and under-eaves storage. Carpet. Radiator.



### Exterior

The garden ground to the front of the property consists of pebbled driveway leading to the single concrete garage. Chipped area to the rear, and gently rising ground to the side featuring grass and shrubs. Rear hedge and side fencing provide privacy, and there are two sheds on the chipped area.

### Extras

The blinds, curtains, floorcoverings and lightfittings are included in the sale, together with the cooker, washing machine and fridge-freezer.

**Council Tax** - Band "E" for the year 2020-2021.

### 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.