

FT & DC  
WALLACE

**Len-Ard  
54 Leven Road  
Lundin Links  
Offers over £150,000**



Ground floor flat with one double bedroom and two spacious public rooms with original features. Backing onto the picturesque 9-hole golf course with it's famous standing stones and views of Largo Law. The property is directly across the road from the Sports Centre with squash and tennis courts and the Bowling Club. The Montrave Hall, which holds many community events, is literally a few steps away.

The property benefits from GCH and DG.

Lundin Links is a sought-after village offering residents a diverse variety of amenities including a coffee shop, gift shops, chemist, hotel, baker, butcher, and general store. and the 18-hole Championship links golf course is within easy walking distance. The village of Lower Largo lies adjacent to Lundin Links and boasts a fine beach, beachside sauna, a hotel, bar and general store and has it's own very popular annual Arts Festival. Nearby Leven has a range of supermarkets, cafes, restaurants, swimming pool, recreational parks and of course, the railway station and the bus station at the Shorehead.

The charming villages of the East Neuk and all they offer are within easy driving distance and are well served by public transport. St Andrews is only 12 miles away. If you like a game of golf, history, castles, watersports, outdoor swimming and great food, then it is all around you.

The flat is entered via the glazed porch at the side of the building, leading into the spacious dining room which in turn provides access into the front lounge and to the rear hall.

#### Lounge 5.25m x 4.02m

Bright and spacious lounge with bay window to the front of the property. Original decorative corning. Marble mantelpiece and hearth with cast iron fireplace with real flame gas fire. Alcove display with storage cupboard below. Fitted carpet. Radiators.

#### Dining Room 5.50m (at widest) x 4.17m

Spacious room with window to side of property. Connected to porch and lounge by glazed panel doors. Large cupboard (under stairs). Step down to 'L' shaped hall, leading to bedroom, shower room and kitchen. Fitted carpet. Radiators.

#### Bedroom 3.65m x 2.53m

Double bedroom with window to the side of the property. Ceiling coving. Laminate flooring. Radiator.

#### Shower Room 1.99m x 1.88m

Located to the rear of the property. Modern shower room consisting of w.c., vanity sink with storage below, wall mounted mirror cabinet and shower enclosure with glass door and rainfall showerhead and hand held shower. Privacy glass window to rear. Tile effect wet wall throughout. Chrome ladder radiator. Slate effect laminate flooring.



#### Kitchen 3.67m x 1.97m

Double aspect galley kitchen with door out to rear of the property. Fitted cream units with light granite effect worktops. Wall and base units together with drawers and integrated under-counter fridge and separate freezer. 1.5 sink with chrome mixer tap and drainer. Integrated electric oven, grill, hob and overhead extractor. Ceramic tiled walls and floor.



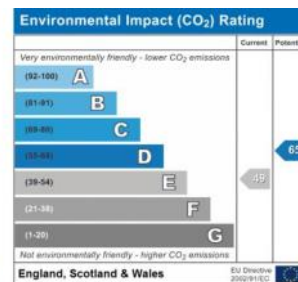
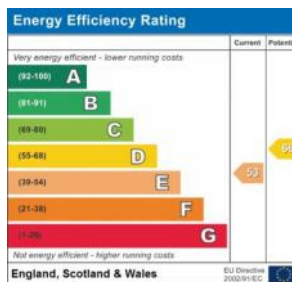
#### Exterior

Garden ground to the front of the property is laid mostly to red chip and potted plants and shrubs. The shared drive has a planting border against the boundary wall belonging to Len-Ard. There is a shared drying area to the rear and provision for parking is also shared.

#### Extras

The carpets, curtains, blinds and lightfittings throughout are included in the sale, together with the Hoover washing machine in the kitchen.

#### Energy Performance Rating



Council Tax - Band "C" for 2025.

#### Viewing

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

#### THE PROPERTY MISDESCRIPTORS ACT 1991

- 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.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.