

LUNDIN LINKS

7 VICTORIA ROAD



PRICE: OFFERS OVER £160,000

**PRESENT COUNCIL
TAX BAND:** BAND D

VIEWING: CONTACT FIFE PROPERTIES (01333) 423377

FEATURES: WITH THE BENEFIT OF AN UNINTERRUPTED VIEW FROM THE FRONT OVER LUNDIN LINKS COMMON AND BEYOND TO THE FIRTH OF FORTH THIS IS A SPACIOUS LOWER VILLA IN A SOUGHT AFTER LOCATION. THE ACCOMMODATION COMPRISES: ENTRANCE VESTIBULE, HALL, LIVINGROOM WITH BAY WINDOW, DINING ROOM, TWO BEDROOMS, KITCHEN AND BATHROOM. GAS CENTRAL HEATING. GARDENS FRONT AND REAR. DRIVEWAY AND SPACE FOR A GARAGE.

HOME REPORT: www.packdetails.com Ref- HP218526 Post Code- KY8 6AY

Particulars:

Entrance Vestibule

Shared with upper villa tiled floor and half glazed front door into spacious Hallway.

Hallway

Large storage cupboard and fuse box cupboard.

Livingroom - 18'2" x 12'9"

Delightful room with secondary glazed bay window enjoying superb views. Cornice and Picture rail. Baxi Bermuda coal fire within traditional style fireplace. Wall press.



Bedroom 1 - 12'8" x 9'0"

Double sized room with window to side.

Dining Room - 12'8" x 9'0"

Double window to rear. Wall press plus walk in cupboard. Door to rear Hallway.

Rear Hall

External door to side of property.

Bathroom - 13'6" x 4'2"

Toilet, wash hand basin and enamel bath.

Kitchen - 12'2" X 7'0"

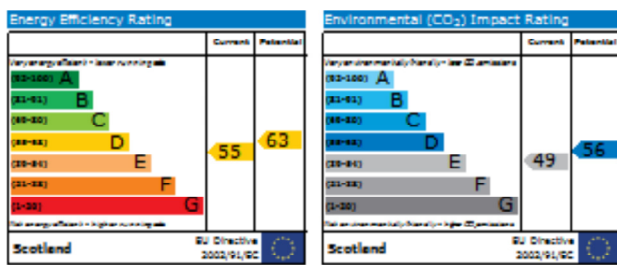
Fitted with wall and base units and inset sink. Half glazed door to rear garden. Two windows to side.

Bedroom 2 - 10'0" X 7'4"

Fitted wardrobe and window to side.

HEATING:

Gas combination boiler system to panel radiators throughout.
Secondary double glazing to Bay Window.



EXTERNAL: Former coal shed at side of property.

GARDENS:

Front - Lawn and flowerbeds.

Rear - First half of rear garden.

Driveway - Shared with upper villa.

GARAGE SPACE: At the top of the driveway there is a 6.5 metre x 3.10 metre space allocated to the property.



Whilst every care has been taken in the preparation of these details we cannot guarantee their accuracy and it is not intended to nor will they form part of any contract. All measurements are taken with a sonic tape. The heating system was not tested by the Selling Agents.

FIFE PROPERTIES

THE COMPLETE MOVING PACKAGE

MORTGAGES

WE CAN ADVISE ON ALL TYPES OF MORTGAGES UP TO 100% AND TO INCLUDE EXTRA FUNDING FOR SOLICITORS AND SURVEY FEES IF NECESSARY. WE ARE INDEPENDENT MORTGAGE ADVISERS AND HAVE ACCESS TO FUNDS FROM ALL MAJOR LENDERS. YOU DO NOT HAVE TO BE INTERESTED IN ONE OF OUR PROPERTIES FOR SALE TO ASK FOR FREE MORTGAGE ADVICE. WE GUARANTEE TO FIND YOU THE BEST MORTGAGE PRODUCT TO MATCH YOUR REQUIREMENTS USING OUR COMPUTERISED QUOTING SYSTEM.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

HOUSE SALES SERVICE

WE HOPE THAT YOU FIND THE PROPERTY OF INTEREST. IF SO, YOU MAY NEED RELIABLE ADVICE ON THE MARKETING OF YOUR EXISTING HOME. WE ARE HAPPY TO PROVIDE THIS AS PART OF OUR FREE PRE-SALES ADVICE SERVICE, WHICH INCLUDES A FREE VALUATION OF YOUR EXISTING PROPERTY, THE PROVISION OF A MARKETING PLAN AND A COMPREHENSIVE BREAKDOWN OF ALL FEES AND OUTLAYS INCLUDING SOLICITORS CHARGES.

FOLDER FOR HOUSE PARTICULARS

WE WOULD LIKE TO TAKE THIS OPPORTUNITY TO THANK THE ADVERTISERS FOR THEIR SUPPORT AND TO PASS ON OUR ACKNOWLEDGEMENT THAT WITHOUT THEIR VALUABLE HELP THE PRODUCTION OF THIS HIGH QUALITY DOCUMENT WOULD NOT HAVE BEEN POSSIBLE. WE COMMEND THE ADVERTISERS TO OUR CLIENTS AND ASK YOU BEAR THEM IN MIND.