

LUNDIN LINKS
CRAMOND, 21 LINKS ROAD



PRICE: OFFERS OVER £310,000

PRESENT COUNCIL
TAX BAND: BAND E

VIEWING: CONTACT FIFE PROPERTIES (01333) 423377

FEATURES: ELEGANTLY POSITIONED ON A CORNER SITE AND WITH EXCEPTIONAL ALL ROUND VIEWS THIS IS A SPACIOUS UPPER VICTORIAN VILLA IN THIS MOST POPULAR AND SOUGHT AFTER VILLAGE. THE ACCOMMODATION WHICH IS VERY BRIGHT AND SPACIOUS COMPRISES: GROUND FLOOR ENTRANCE PORCH AND VESTIBULE, STAIRWAY TO FIRST FLOOR, 4 BEDROOMS, BATHROOM, SHOWER ROOM, FITTED DINING KITCHEN, UTILITY ROOM AND LARGE LOUNGE WITH A 5 WINDOW BAY. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZED WINDOWS. PRIVATE WALLED GARDEN AND DRIVEWAY WITH PARKING FOR 3 CARS.

HOME REPORT: www.packdetails.co.uk quoting HP205239 and KY8 6AS

PARTICULARS:

External door opens into:

Entrance Porch - 7'2" x 5'6"

Inner half glazed door to Stairway which leads to the first floor
Hallway of which the following apartments are located:



Bedroom 1 - 15'0" x 15'2"

To right off stairway this is a double size room with two windows,
cornice and picture rail.

Bedroom 2 - 9'4" x 8'1"

With a window facing the front of the property this bedroom could
accommodate a double bed if desired.

Bedroom 3 - 15'1" x 12'1"



Double sized front facing room with cornice and picture rail.

Bedroom 4 - 12'9" x 13'6"



Double sized room with window to rear, picture rail and cornice.

Shower Room - 4'6" x 3'6" excluding shower area

Toilet, wash hand basin and shower cubicle with mains shower. Extraction.

Bathroom - 10'4" x 8'7"



Toilet, wash hand basin and bath which has shower style mixer taps. Window to side.

Dining Kitchen - 18'2" x 8'2"



Fully fitted with wall and base units, inset sink and wooden worktops. Tiled between work surfaces and wall cupboards. Gas hob, electric oven and extraction. Integrated dishwasher and fridge. Space for table and chairs. 3 windows and 15 pane glazed door from Hallway.

Utility Room - 9'0" x 4'8"

Door opens in from Kitchen. Wall hung combination central heating boiler. Base and wall units and work surfaces. Plumbed for an automatic washing machine. Window to side.

Livingroom - 27'8" to bay window x 18'5" and 15'2"



Magnificent living space with a 5 bay window offering incredible all round views including to Lundin and Leven Links Golf Courses, The Firth of Forth and East Lothian, Lundin Links Common, Lundin Links Ladies Golf Club and Largo Law. This is one of the best views available locally. The room has an additional window to the side and a traditional style fireplace with living flame gas fire. There are wall lights either side of the fireplace and a cornice and picture rail.



HEATING:

Full gas central heating system via combi boiler to panel radiators throughout property augmented by UPVC double glazed windows and doors.

EXTRAS:

All Carpets / Floor coverings, Curtains and Blinds, integrated appliances in Kitchen and the Washing Machine. Other items could be available by separate negotiation.

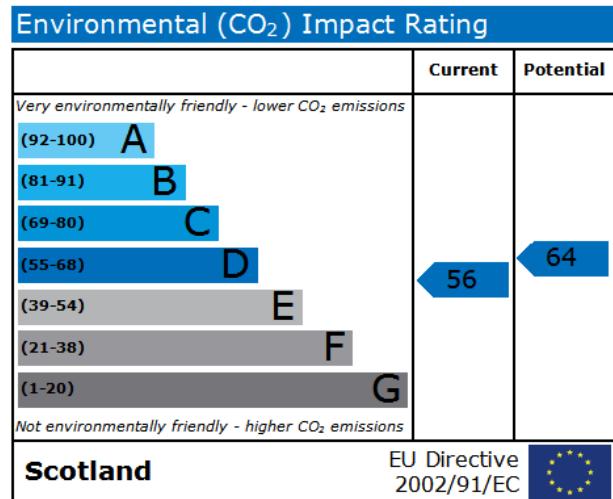
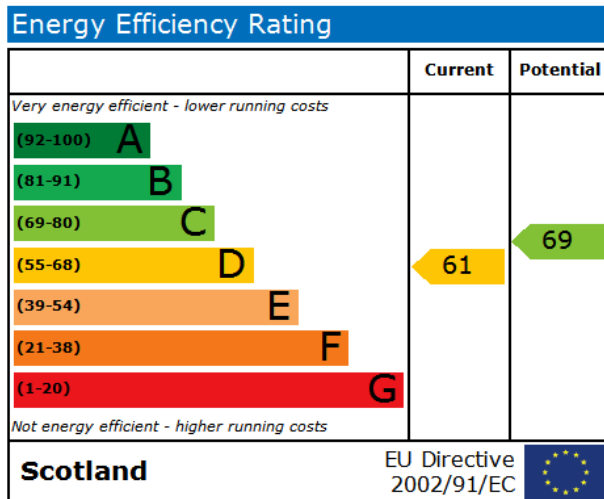
GARDENS ETC:

Chipped area to side of Pathway which leads to front door with garden shed which is included in the sale. Beyond this there is a walled garden with lawn, borders and a hedge which all creates a very private effect.



DRIVEWAY:

Space for parking 3 cars behind wrought iron gates.



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

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