



Offers Over £245,000
62 Emsdorf Street


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Emsdorf Street

Lundin Links, Leven, KY8 6HL

Stunningly presentation, this outstanding TERRACED COTTAGE has been modernised and upgraded to the highest of standards, IN TRUE MOVE IN CONDITION, accommodation comprises at ground floor level: Hall, tastefully appointed Lounge with log burner, fabulously spacious dining room, superb remodelled high end breakfasting kitchen, downstairs bedroom and downstairs Shower Room. The upper floor accommodates two further double bedrooms and upstairs bathroom. Beautiful south facing gardens with summerhouse. A FABULOUS FAMILY HOME THAT MUST BE VIEWED TO BE APPRECIATED.





Hall

Principle access to this family home is through an attractive panelled and pattern glazed external door. The hall has external doors leading to the lounge, dining room and downstairs bedroom. Stairs rise to the upper level.

Lounge

A beautifully appointed public room, double window formation looks to the front of the property. A further floor to ceiling window and wide sliding glazed door egresses to the patio and south facing rear gardens. Focal point for the room is an attractive inset log burner. Two recessed alcoves with display shelving and cupboards. Quality polished wood flooring.

Formal Dining Room

The Dining Room is semi open plan to the remodelled breakfasting kitchen. Large enough for the largest of dining room tables plus additional free standing furniture. Double window formation looks to the front of the property. Modern panelling to dado rail level. Quality American oak finished flooring.



Open plan Kitchen Diner

Completely remodelled and fabulously finished, the breakfasting kitchen enjoys an excellent supply of gloss finished, high end floor and wall storage units, drawer units, contrasting wipe clean work surfaces with matching wet walled splash back and breakfast bar. Inset sink, integrated eye level double oven, induction hob with modern chrome finished extractor, Integrated and concealed fridge freezer, dishwasher & Washing machine. Window formation and external door exit to the beautifully landscaped garden.

Downstairs Bedroom

The downstairs bedroom is positioned to the rear of the property, window formation over looks the south facing rear garden. Presently being utilised as a further reception room. Further internal door leads to a small hall that offers access to the shower room.

Small Inner Hall

This small inner hall forms the divide from the bedroom and shower room, cupboard allows for storage.



Downstairs Shower Room

Completely redesign and fabulous finished the downstairs shower room is extensively tiled, three piece suite comprises low flush WC with concealed cistern, wash hand basin set into a tasteful vanity and enclosed double shower area with thermostatically controlled shower that includes both hand held and rain fall shower heads. Extended ladder style heated towel rail. Opaque glazed window.

Upper Level

Stairs and Landing

The staircase rises to the upper level. The landing leads to two further bedrooms and the bathroom. Cupboard allows for storage.

Bedroom One

An excellent sized double bedroom, window formation over looks the south facing rear garden. Tasteful neutral decoration, down lighters to the ceiling.

Bedroom Two

Similar to Bedroom One, a further excellent sized double bedroom window formation over looking the beautifully landscaped garden. Down lighters to the ceiling.

Family Bathroom

The upstairs family bathroom enjoys three piece suite comprising low flush WC, wash hand basin set upon a tasteful vanity and panel bath with mixer taps and shower fittings. Velux style window formation.

Garden

The beautifully landscaped gardens are south facing, laid to lawns and flower beds, shrubberies and flower beds together with a delightful sunken patio and fabulous summerhouse.

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

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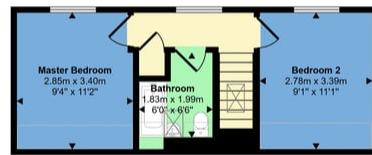


Approx Gross Internal Area
103 sq m / 1114 sq ft



Ground Floor
Approx 68 sq m / 727 sq ft

Denotes head height below 1.5m

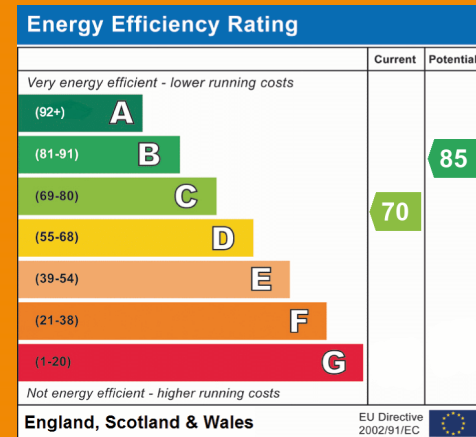


First Floor
Approx 30 sq m / 322 sq ft



Reception Room
Approx 6 sq m / 65 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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