



Offers Over £279,950  
17a Links Road

  
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# Links Road

Lundin Links, Leven, KY8 6AG

\*\*\*\* NEW PRICE - NOW £15,000 BELOW HOME REPORT VALUE \*\*\*\* Simply fabulous this OUTSTANDING DETACHED BUNGALOW is situated in the heart of the much sought after village of Lundin Links. Local shops, the primary school, the historic Largo harbour, beach and golf courses are all within easy walking distance. The tastefully modernised accommodation comprises: Vestibule, Hall, spacious superbly presented lounge with open plan luxurious kitchen, deluxe redesigned family bathroom, two excellent sized double bedrooms and external garden room. Well planned and beautifully landscaped gardens with GARAGE and workshop. QUALITY, QUALITY, QUALITY a property that MUST BE VIEWED TO BE APPRECIATED.







### Vestibule

Access to the bungalow is through a quality replacement composite external door. The Vestibule has a further modern timber and glazed door leads to the hall.

### Hall

The hall in turn leads to the open plan lounge kitchen, the redesigned bathroom and both double bedrooms. Two separate cupboards offer excellent storage with one having a ceiling hatch accessing the attic space. Lowered ceiling with down lighters, fresh neutral decoration.

### Lounge

The fabulously appointed lounge is open plan to the kitchen, this spacious public room has double UPVC French doors exits into the beautiful garden to the front of the property. Focal point for the room is a partially panelled modern media wall with inset and concealed wiring for flat screen television. The highest of quality herring bone finished Karndean flooring continues through the lounge and into the kitchen. Modern vertical radiators.

### Open Plan Kitchen

The open plan kitchen enjoys an array of high end floor and wall storage units, drawer units, wine rack, marble effect wipe clean work surfaces with inset composite one and a half basin sink, with the most contemporary of mixer taps. The superb split level breakfast bar forms the main divide from the lounge and kitchen. Integrated eye level microwave oven and conventional fan assisted electric oven. Four burner hob, Integrated and concealed ladder style fridge and freezer, dish washer and washing machine. Window formation over looks the beautifully landscaped front garden. An external door exits to the rear.

### Bathroom

Beautifully finished and completely redesigned bathroom. Four piece suite comprises: low flush WC with concealed cistern, wash hand basin set into a tasteful vanity, superb double ended bath and generous sized shower compartment with thermostatically controlled shower that enjoys both hand held and rain fall head shower fitments. The room enjoys extensive quality tiling. Opaque glazed window. Chrome finished ladder style heated towel rail. Coordinated tile flooring.





### Master Bedroom

A superior sized tastefully presented double bedroom with window formation over looking the decking area, the lawn and beautifully landscaped front garden. Built in wardrobes with sliding doors extend along the greater part of one wall. Tasteful feature panelled wall. First class professional decoration.

### Bedroom Two

The second double bedroom has two separate windows over looking the enclosed front garden. Built in wardrobes and display shelving extends along one entire wall. Professional neutral decoration.



### Garage

A solid brick built garage with pitched tiled roof. Vehicle access through an up and over door from the drive. Pedestrian door exits to the garden. Light and power.

### Garden

The carefully planned garden to the front of the property is fully enclosed and enjoys a superb mono block trimmed flagstone patio with matching paths, raised decked terrace that access the external garden room and provides sitting areas and Gazebo style barbecue area, plus raised flower beds and shrubberies. The drive leading to the garage is separate from the main garden allowing additional child safety. The garden to the rear of the property accommodates a large timber workshop/shed and is mainly laid to stone chipped paths.

### External Garden Room

The external garden room is accessed through double UPVC external doors, superbly appointed and tastefully decorated, presently being utilised as an additional lounge with built in bar, but could easily form an external office, man cave or she shed.

### Heating and Glazing

Gas Central Heating. Double glazing.





### Contact Details

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### SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

### MEASUREMENTS

All measurements are approximate.

### APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.



### MORTGAGE & FINANCIAL ADVICE

Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

### FREE VALUATION

How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.

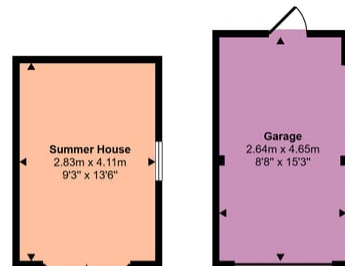




Approx Gross Internal Area  
102 sq m / 1101 sq ft



Ground Floor  
Approx 78 sq m / 844 sq ft



Reception Room  
Approx 12 sq m / 125 sq ft

Garage  
Approx 12 sq m / 132 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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