



Offers Over £129,000
52 Emsdorf Street



DELMOR
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Emsdorf Street

Lundin Links, Leven, KY8 6HL

An ideal FIRST TIME BUY, holiday home or for those of us getting on in years and looking for ground level accommodation, this delightful GROUND FLOOR FLAT enjoys an ideal location in the heart of the village, The historic Largo Harbour, the beach, local shops and other amenities are all within walking distance. Accommodation comprises: Hall, Lounge, kitchen, shower room and double bedroom, gas central heating, double glazing. shared garden and parking. A property with charm and character.





Hall

Access to the property is through an attractive external door. The hall offers access to the lounge, bedroom and shower room. Cupboard allows for storage.

Lounge

The original lounge is presently being utilised as a bedroom but could be switched back with ease. Brick display fireplace. shelving. Both wall and ceiling lights.

Kitchen

The kitchen offers a supply of oak finished floor and wall storage units, drawer units, marble effect wipe clean work surfaces with inset sink, drainer and mixer taps. Extensive tiling, space for slot in cooker, plumbing for automatic washing machine. Window formation and external door exit to the rear. The room also houses the gas combi boiler.

Bedroom

The bedroom is presently being used as a fabulous lounge, located to the front of the property with impressive bay window formation over looking the mature front garden and drive. Built in storage. Decorative cornice.



Shower Room

The shower room is tiled throughout, three piece suite comprises low flush WC, pedestal wash hand basin and enclosed shower compartment with thermostatically controlled shower. Vanity mirror. Panelled ceiling. Opaque glazed window.

Private Garden shared drying green and parking

The property has a small area of garden to the front of the property as well as a patio to the rear. Outside water tap and power point. Additionally there is a large shared drying green and limited shared parking.

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.

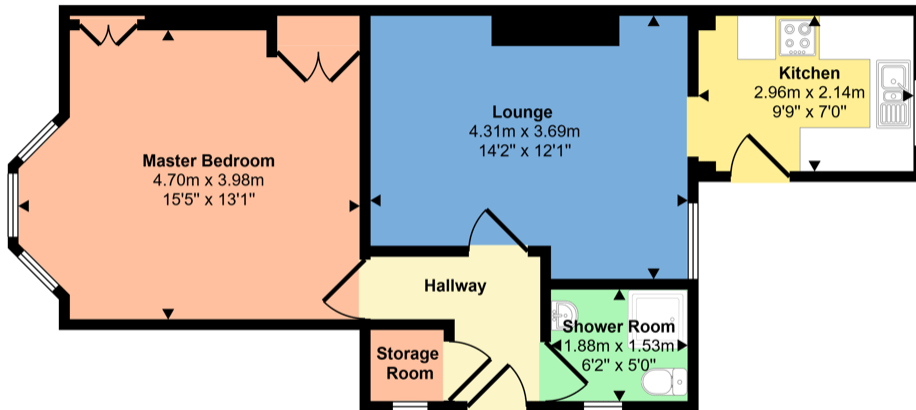
FREE VALUATION

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.



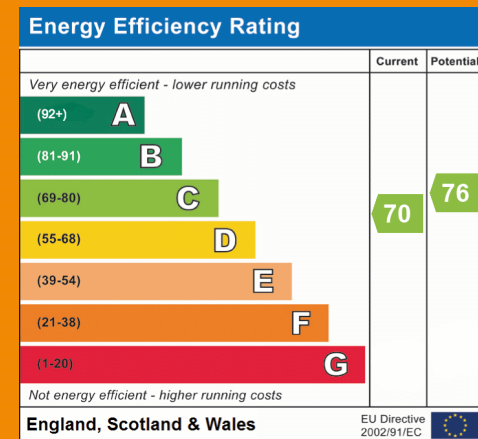


Approx Gross Internal Area
48 sq m / 521 sq ft



Floorplan

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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