



Offers Over £164,000
39 Emsdorf Street



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Emsdorf Street

Lundin Links, Leven, KY8 6HL

This two-bedroom mid-terrace property offers fantastic potential for those looking to put their own stamp on a home. While in need of some upgrading, this property presents a wonderful opportunity to create a modern, comfortable space in a highly sought-after location. A good sized Lounge, a small but functional kitchen, two good-sized bedrooms and a bathroom, offering ample space for a couple, those looking to downsize, or someone looking for a second home. Within walking distance to a host of local amenities, schools, transport links and the benefit of being close to the coast line and local beach. Viewing strictly by appointment.





Vestibule

Principle entry to the property is via a UPVC door with decorative glazed panel accessing a small vestibule area and further wood and fifteen glazed panel door leads into main hallway.

Hallway

The main hallway gives access to the majority of the property with doors leading to Lounge, Kitchen, Bathroom and Bedroom 1.

Lounge

A well sized Lounge located to the front of the property with window formation over looking Emsdorf Street its self. Focal point of the room is the solid wood fire surround with display fire and marble style hearth. Spacious enough to accommodate a small dining table.

Kitchen

A compact space offering both wall and floor storage units, work surface, inset sink, drainer and mixer, electric oven and hob with extractor above. Space for freestanding fridge, space and plumbing for automatic washing machine. Glazed panel UPVC doors give access to the rear garden. Further door leads to Bedroom 2.



Bathroom

Bathroom with three piece suite comprising; Low flush WC, pedestal wash hand basin and bath. Opaque glazed window allows light and ventilation. extensively tiled throughout.

Bedroom 1

A good sized double bedroom with window formation over looking the rear garden. Press style cupboard allows for storage.

Bedroom 2

Located to the rear of the property with window formation over looking the garden.

Garden

A small enclosed garden to the rear of the property. Accessed via the kitchen onto a patio area leading to the raised garden which is mainly laid to decorative stones and border edging. Could be used as a drying area.

Heating and glazing

Gas central heating and 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.



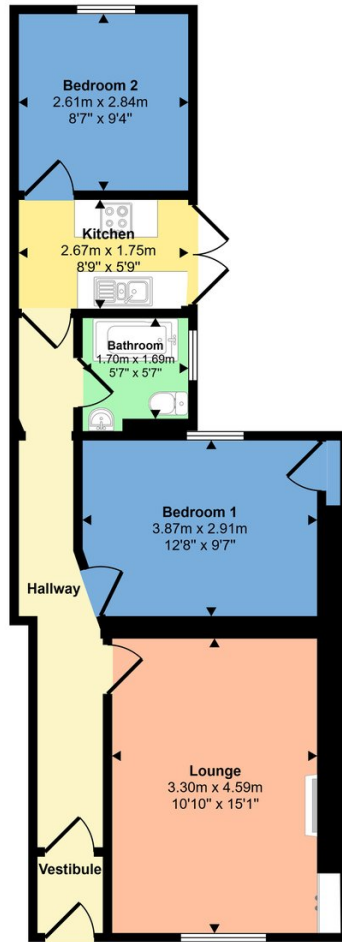
MORTGAGE & FINANCIAL ADVICE

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
57 sq m / 617 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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