



Offers Over £159,000
Morlich


DELMOR
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Morlich

Lundin Links, Leven, KY8 6HP

A CHARMING END TERRACED COTTAGE, located in the heart of the much sought after village of Lundin Links, with local shops, Lower Largo's historic harbour, the beautiful beach and other facilities all being within easy walking distance. Accommodation comprises; Hall, very spacious lounge with open plan dining room, kitchen, conservatory, bathroom, Master bedroom and a further single bedroom. Gardens and drive. Ideal for old and young alike.





Hall

Access to the property is through a glazed external door. The hall in turn offers access to the lounge dining room, the bathroom and both bedrooms. Ceiling hatch leads to the attic space.

Lounge with open plan Dining Room

A generous sized public room with ample space for both lounge and dining room furniture. Two window formations look to the front of the property with a further window looking to the rear. The main feature of the room is a stone fireplace that extends along the greater part of one wall and includes an attractive electric fire set upon a marble hearth, Timber mantle, TV plinth and display shelving. Built in Press style cupboard. A further internal door leads to the kitchen.

Kitchen

The kitchen has a supply of wood trimmed floor and wall storage units, wood effect wipe clean work surfaces with inset circular sink, drainer and mixer taps. Tiled splash backs. Integrated oven and hob, plumbing for automatic washing machine. Window formation and external door exit to the rear courtyard garden. The room also houses the gas combi central heating boiler.

Bathroom

The extensively tiled family bathroom has three piece suite comprising low flush WC, pedestal wash hand basin and panel bath with wall mounted shower. Opaque glazed window.

Bedroom One

An excellent sized double bedroom positioned to the side of the property with window formation offering views to the south west towards Emsdorf Street.

Bedroom Two

The second bedroom is a single and offers access to the conservatory. Window formation looks to the rear.

Conservatory

The conservatory is access through bedroom two, window formations looks to the side, front and rear.

Garden

The property has garden ground to front side and rear, the small rear garden is laid to lawn and shrubberies, the front and side are enclosed within stone dyke walls and include a drive with space for off street parking.



Heating and Glazing

Efficient Gas Combi Central Heating, Double Glazing

Contact Details

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Approx Gross Internal Area
85 sq m / 910 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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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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