



Offers Over £145,000
48 Emsdorf Street



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Emsdorf Street

Lundin Links, Leven, KY8 6HL

A fabulously modernised and beautifully presented GROUND FLOOR APPARTMENT. Boasting a central location within the sought after village of Lundin Links Accommodation is all at ground floor level and comprises; Vestibule, Hall, superbly appointed Lounge with semi open plan kitchen, redesigned bathroom with shower and two excellent sized bedrooms. Ideal for old and young alike. This property is in TRUE MOVE IN CONDITION and must be viewed to be appreciated.





Vestibule

Principle access to this delightful property is through an attractively finished panelled and stain glass external door. The Vestibule enjoys tiled flooring. A further timber and glazed door leads to the hall.

Hall

The spacious professionally decorated hall has internal doors leading to the lounge, both bedrooms and the bathroom. Cupboard allows for storage. Coving to the ceiling.

Lounge

Fabulous appointed, the lounge is semi open plan to the kitchen, focal point for the room is a display fireplace with marble finished hearth and timber mantel. Window formation looks to the rear of the property. Picture rail decoration.



Kitchen

The kitchen is semi open plan to the lounge with the peninsula breakfast bar forming the divide. There is a supply of Shaker style floor and wall storage units, drawer units, wood effect wipe clean work surfaces with inset stainless steel sink, drainer and mixer taps. Tiled splash backs. Integrated electric fan assisted oven, four burner gas hob and pull out extractor. Plumbing for automatic washing machine.(Included) The room also houses the gas combi central heating boiler. Window formation looks directly to the rear. An external door exits to a small patio area.

Bedroom One

An extremely generous sized and beautifully presented double bedroom, located to the front of the property with an impressive bay window formation over looking the front drive area. Recessed alcove with mirror and cupboard housing the electric meter and fuse box. Full cornice to the ceiling. Attractive neutral decoration. The modern wardrobes may be available subject to price or by separate negotiation.



Bedroom Two

A second double bedroom this time located to the rear with window formation over looking the rear shared drive. Tasteful feature wall decoration. This room is presently being utilised as a Home Office

Family Bathroom

The family bathroom has been beautifully redesigned. Keeping with the age/theme of the property, it is extensively tiled a white ceramic, brick effect tiling. Three piece suite comprises Low flush WC, wash hand basin set into a tasteful vanity plus bath with thermostatically controlled shower that enjoys both Rain fall and hand held shower fitments. Window formation attracts natural light.

Contact Details

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Shared Parking and seating areas.

There is a shared drive and ground to front and rear of the property with the current owners utilising parking of one car to the front and a second to the rear. Additionally there is an outside seating area and bin storage area.

Heating and Glazing

Gas Combi central heating, Quality Double Glazing



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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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