



**Thorntons**   
The right way to move

15 Emsdorf Road  
Lundin Links

Leven, Fife  
KY8 6HQ



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This bright and spacious two-bedroom semi-detached house is desirably situated in the picturesque village of Lundin Links, a stone's throw from the beach with sea views enjoyed from most rooms. The enchanting period home sits amongst attractive mature gardens, with on-street parking to the front. The property and its well-connected coastal address will certainly appeal to commuting professionals and young families.

The front door sits beneath a storm porch with colourful stained glass that creates a charming introduction to the home. Once inside, a vestibule leads to an airy entrance hall and a generous high-ceilinged living room beyond. This homely sitting area is arranged around a focal fireplace and bathed in natural light from a west-facing bay window. Authentic decorative details remain and a shelved recess provides good display storage. Next to the reception room is a dual-aspect kitchen spanning the width of the property with accompanying space for formal and casual dining, plus comfortable seating – a perfect social hub for entertaining!

## Features

- Coastal location with sea views
- Charming semi-detached period home
- Vestibule and hall with handy WC
- Bright and spacious living room
- Breakfast kitchen open to a dining/sitting room
- Two good-sized double bedrooms (one with a basin)
- First-floor modern shower room and separate WC
- Utility room with external access
- Delightful south-facing garden
- On-street parking
- Gas central heating





"A charming two-bedroom period home close to the beach with enviable sea views and a lovely south-facing garden."





The warmly-toned pine kitchen incorporates a freestanding electric cooker and a dishwasher, whilst a bright, adjoining utility room (with external access) houses a freestanding fridge, freezer, washing machine, and tumble dryer. Also at ground level is a WC cloakroom accessed from the hall, where naturally lit stairs lead up to a landing with storage and loft access.

Leading off the landing are two spacious double bedrooms, cosily nestled beneath the eaves with dormer windows, classic cornicework, and comfortable carpeting. One room also features a handy wash basin. Completing upstairs is a modern shower room and conveniently separate WC with a feature circular window. The property is heated via gas central heating and retains its elegant sash windows.

Outside, the house is hugged by lovely mature gardens, with a lawn and a secluded, south-facing terrace bordered by leafy trees and shrubbery. There is on-street parking in the immediate vicinity.

Extras: Included in the sale are all fitted floor and window coverings, light fittings, and kitchen/utility appliances.







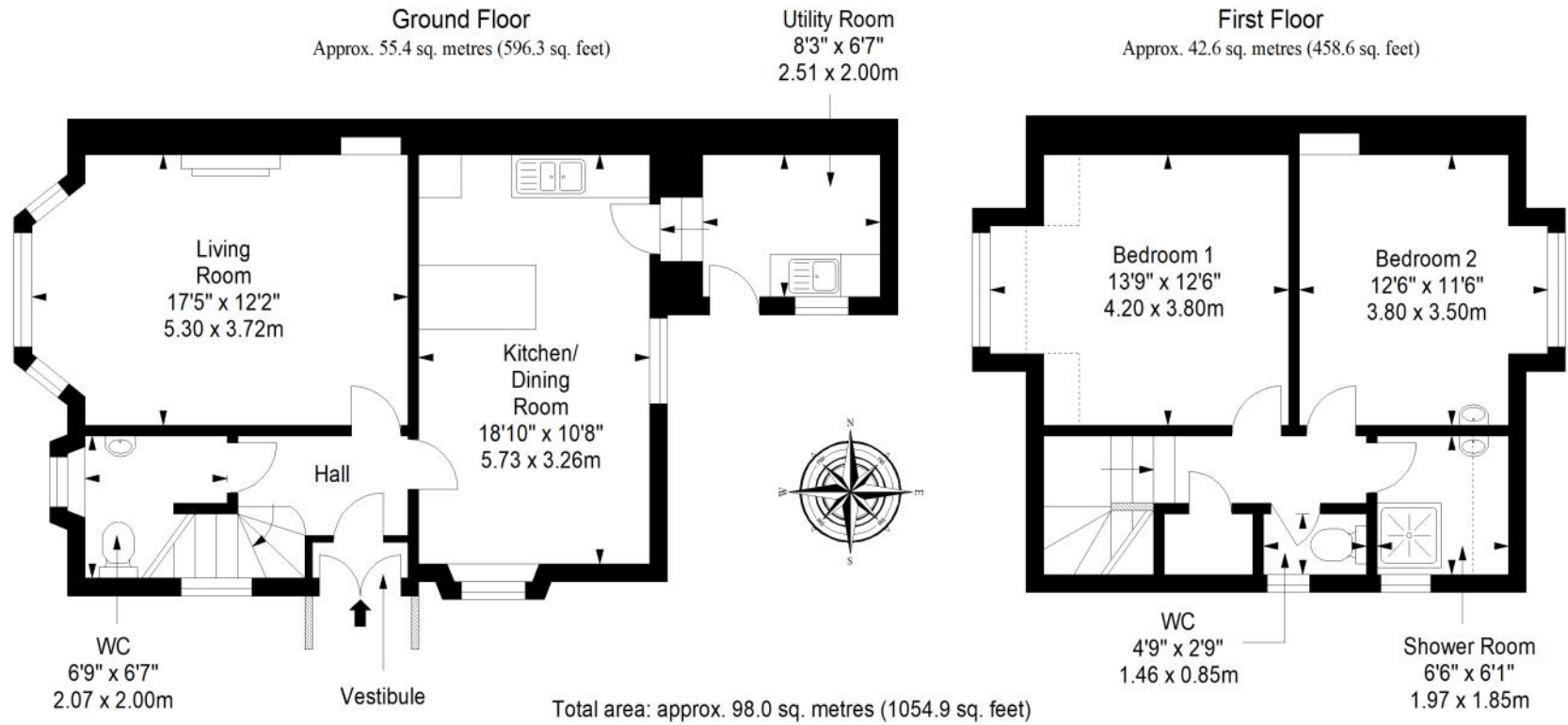


## Lundin Links

The small coastal village of Lundin Links is contiguous with Lower Largo, famous as the birthplace of Andrew Selkirk, a sailor who inspired the novel Robinson Crusoe. Together these picturesque villages offer a variety of amenities, including convenience shopping, a primary school, a library, a sandy beach, two dining pubs, and renowned golfing. Just over two miles from Lundin Links is the bustling seaside town of Leven boasting a pedestrianised thoroughfare lined with high-street, speciality, and supermarket stores, including a Sainsbury's. There is also a retail park on the outskirts of town. In addition to providing a beautiful coastal and countryside setting for outdoor activities, including walking the Fife coastal path, the local area caters for indoor fitness at the Levenmouth Swimming Pool and Sports Centre. Entertainment and cultural attractions, such as theatres, museums, a cinema, and art galleries, can be found a short drive away in Kirkcaldy or Glenrothes. Secondary education is provided at Levenmouth Academy. There are also several independent schooling options in the area. Lundin Links is an ideal location for commuters, as it allows swift access to Edinburgh, Glasgow, Dundee, and Perth via major roads leading to the central motorway network. Additionally, the nearby Levenmouth Rail Link provides fast, direct services to Edinburgh and Dundee.



# Floorplan





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### **ANSTRUTHER**

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutheea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### **BONNYRIGG**

3-7 High Street, Bonnyrigg, EH19 2DA  
0131 663 7135  
bonnyriggea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### **DUNDEE**

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeea@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edineaa@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### **MONTROSE**

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseaa@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
pertheaa@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewseaa@thorntons-law.co.uk



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