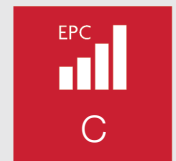
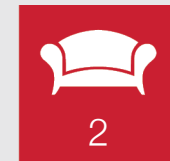




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40 Toll Court Lundin Links

Leven, Fife, KY8 6HH





Summary

Offering a peaceful setting with views of the nearby sea, this modern detached house benefits from tastefully understated interiors with four spacious bedrooms, multiple washrooms, and a natural flow between living spaces. There is also an attractive south-facing garden and outstanding private parking including a double garage. The picturesque village boasts a good selection of amenities and a primary school, while Leven's rail links to the capital are easily accessible by bus or car in under 20 minutes from this desirable coastal location.

Extras: All fitted floor and window coverings and light fittings are included.

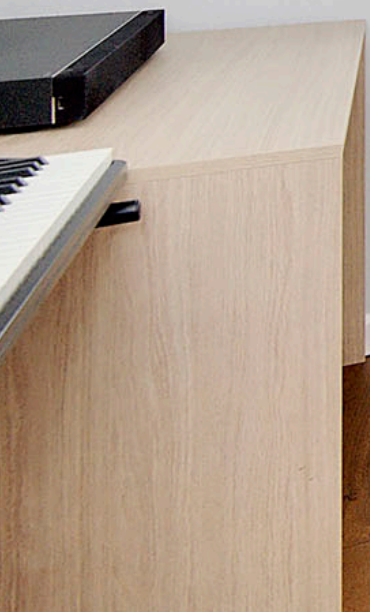
Features

- Quiet location with sea views
- Tasteful contemporary interiors
- Generous detached house
- Bright hall with WC and storage
- Living room with a stove and access to:
- Sunny dining room open to:
- Attractive country-style kitchen with garden access
- Four spacious bedrooms
- Principal en-suite shower room
- Bright family bathroom
- Lovely south-facing garden
- Private driveway and detached double garage
- Gas central heating and double glazing



“This welcoming four-bedroom home enjoys a social arrangement of living spaces, a suntrap garden, and superb private parking.”



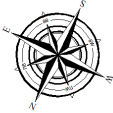




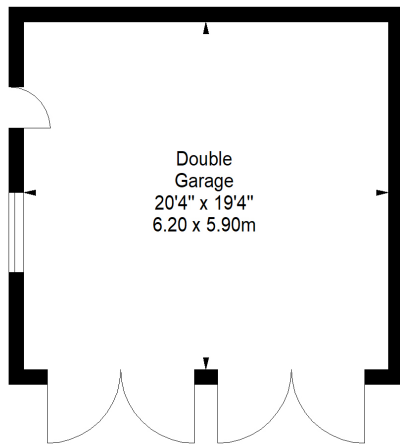
“The desirable village of Lundin Links offers a relaxed coastal lifestyle with proximity to rail links for easy commuting to the capital.”



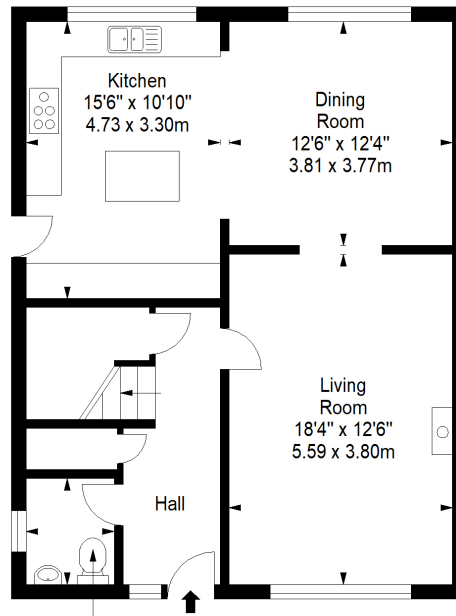
Floorplan



Garage
Approx. 36.6 sq. metres (394.0 sq. feet)

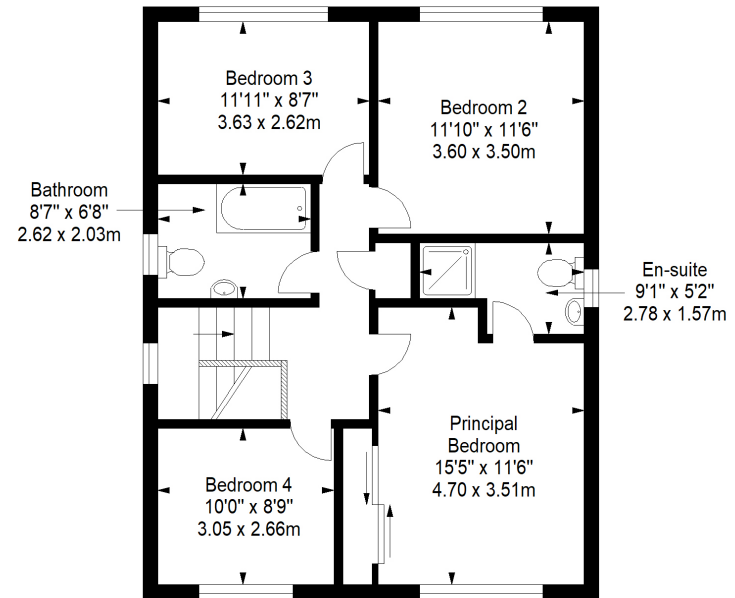


Ground Floor
Approx. 69.2 sq. metres (744.9 sq. feet)



WC
5'11" x 4'11"
1.80 x 1.51m

First Floor
Approx. 69.2 sq. metres (744.9 sq. feet)



Total area: approx. 175.0 sq. metres (1883.8 sq. feet)



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