

DUDDINGSTON HOUSE

74 Leven Road, Lundin Links, Fife, KY8 6AJ



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PROPERTY NAME
Duddingston House

LOCATION
Lundin Links, Fife, KY8 6AJ

APPROXIMATE TOTAL AREA:
281.1 sq. metres (3025.8 sq. feet)

Ground Floor- First Floor- Externals -

The floorplan is for illustrative purposes. All sizes are approximate.



TRADITIONAL

1920S DETACHED HOUSE IN LUNDIN LINKS



This fantastic traditional detached house, dating back to the 1920s, offers a beautifully presented and unique family home in Lundin Links, bordering the golf course and boasting wonderful open views. The flexible home offers four/five bedrooms, multiple living areas, and three bathrooms, plus a separate cloakroom WC, as well a generous, landscaped garden and excellent private parking. As well as enjoying golf facilities on the doorstep Duddingston House benefits from easy access to reliable village amenities, with more extensive services and facilities available in nearby villages and towns.

GENERAL FEATURES

- Generous, traditional detached house in Lundin Links
- Bordering the golf course with lovely open views
- Beautifully presented, characterful interiors
- EPC Rating - D

ACCOMMODATION FEATURES

- Welcoming reception hall with cloakroom WC
- Impressive living room with beautiful fireplace
- Two open-plan kitchen/living/dining rooms
- Spacious drawing room/potential bedroom
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Flexible study space
- One additional en-suite shower room and separate shower room
- Potential for upstairs accommodation to be a self-contained flat
- Gas central heating system and double-glazed windows

EXTERNAL FEATURES

- Large, attractively landscaped with golf course views
- Attached single garage and detached garage with workshop

A STYLISH ENTRANCE



TO A BEAUTIFUL FAMILY HOME

A welcoming hallway invites you into the home and immediately sets the tone for the interiors to follow, with beautifully patterned wallpaper and herringbone luxury vinyl flooring. The hall is accompanied by a stylish WC with a traditionally styled two-piece suite, space for coat and shoe storage, and a washing machine.



STUNNING

RECEPTION ROOM,
FILLED WITH PERIOD
CHARM



The impressive living room conveys a wonderfully light and airy atmosphere owing to a soaring high ceiling, a large south-facing bay window, and a large alcove with additional glazing. The room offers a spacious and flexible footprint for endless furniture configurations, with the alcove housing a warming open fire. The room is elegantly presented with pared-back neutral décor, warm wood flooring, and beautiful period features including a picture rail and decorative plasterwork.







STUDY

A QUIET HOMEWORKING SPACE

There is also a study on the ground floor, approached via an internal hallway with built-in storage, which offers a peaceful space for working from home or could be utilised as a sixth (single) bedroom if needed.





GROUND-FLOOR KITCHEN



FABULOUS OPEN-PLAN FAMILY AND ENTERTAINING SPACE

The ground-floor open-plan kitchen, dining, and family room offers a fabulous open space that is perfect for family life and entertaining alike – sure to be a hit for those who love to host dinner parties! The room is flooded with natural light through a wealth of triple-aspect glazing, including wide French doors opening onto a patio in the rear garden, ideal for summer soirees and alfresco dining. The kitchen is well-appointed with modern grey wall and base cabinets, granite-inspired worktops, and white metro-tiled splashbacks. An oven, induction hob, and extractor hood are integrated, whilst a tall, freestanding American-style fridge/freezer and an undercounter dishwasher are included. A central breakfasting island caters for morning coffee, whilst ample space is provided for a large dining table and chairs and a comfortable seating area, with the latter featuring a warming multi-fuel stove.



FIVE BEDROOMS

FOR A RESTFUL NIGHT'S SLEEP



There are two bedrooms located on the ground floor, with the remaining three on the upper floor. The ground-floor principal bedroom is dual-aspect, particularly spacious, and supplemented by large wall-to-wall built-in wardrobes and an en-suite shower room.

The other ground-floor sleeping area also has built-in wardrobes and an en-suite. The first-floor bedrooms are all spacious doubles and include a drawing room, giving the upper floor a large multipurpose living area to supplement the kitchen/living room, if desired.



A SELF-CONTAINED FLAT



A POTENTIAL UNIQUE AND EXCITING FEATURE

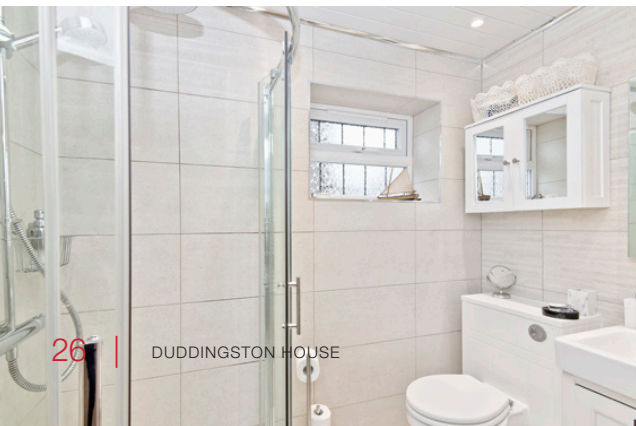
The property's unique and exciting feature is that the upstairs accommodation, which comprises an open-plan kitchen and living area, two double bedrooms, a drawing room/third double bedroom, and a shower room, could be utilised as a self-contained flat, if desired, as it is reached via a separate hall from the main accommodation with its own entrance door. This presents tremendous potential and options for use by the new owner, including an additional income source via renting (subject to the correct permissions), or as an ideal separate space for live-in relatives or older children looking for a bit of independence. It is being used by the current owners as an Airbnb rental, with a licence in place until 2027.

THREE BATHROOMS



THREE WELL-APPOINTED AND BEAUTIFULLY STYLED WASHROOMS

The principal bedroom's immaculately tiled en-suite shower room comprises a corner shower enclosure, a WC-suite, and excellent vanity storage, whilst bedroom two's en-suite comes complete with a shower cubicle, a WC-suite, and an illuminated, wall-mounted mirror. The airy first-floor shower room completes the accommodation on offer and comes replete with a large enclosure with a rainfall showerhead, twin sinks set into vanity storage with a mirrored storage cabinet above, a WC, and a chrome towel radiator, as well as lovely eye-catching floor tiles.





ATTACHED
SINGLE
GARAGE
AND
DETACHED
GARAGE
WITH
WORKSHOP

GARDENS & PARKING

BEAUTIFULLY LANDSCAPED WALLED GARDEN AND
EXTENSIVE PRIVATE PARKING

Body copy

The beautiful internal accommodation is perfectly reflected and complemented by the walled rear garden, which is attractively landscaped to include manicured lawns, gravelled and paved areas for outdoor dining furniture and barbecues, and a wealth of established shrubbery. The garden backs onto Lundin Ladies Golf Course and enjoys views of the historic Standing Stones of Lundin. Excellent private parking is provided by an attached garage, a detached garage with a workshop, and a large driveway for multiple vehicles.

The home is kept warm by a gas central heating system and the windows are all double glazed.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, dishwasher, and washing machine will be included in the sale, with the potential for all furniture from the upper floor to be included.



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. The area enjoys a variety of independent retailers, specialty shops, and supermarket stores, supplemented by 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 both Lundin Sports Club (with squash and all weather tennis courts, and a

small gym), a bowling and a sailing club, and the Levenmouth Swimming Pool and Sports Centre. A little further down the coast at Elie, you will find an outstanding range of water sports on offer. Entertainment and cultural attractions, such as theatres, museums, a cinema, and art galleries, can be found a short drive away. Secondary education is provided at Wade Academy, with independent schooling available at St Leonards, in nearby St Andrews. 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.



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