

42 Keilburn

LUNDIN LINKS, LEVEN, KY8 6DD



*Beautiful three-bedroom family home
in a desirable location*



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42 Keilburn is a delightful and spacious three-bedroom detached family villa situated within a quiet residential setting. The property has been well maintained by the current owners to an extremely high level and is in move-in condition.

THE LOUNGE



The entrance leads into an inner hall which has doors leading to the lounge, kitchen and stairs leading to the upper level. The spacious open-plan lounge has a front-facing window with views over the front and access to the well-proportioned kitchen that in turn has access to the rear gardens.

THE DINER/KITCHEN



The diner/kitchen is a good size and features a good range of quality fitted and finished floor and wall-mounted units with integrated appliances and access to the rear gardens.





On the upper level, there are three good-sized double bedrooms, the master bedroom offers space for free-standing furniture. The quality-sized four-piece family bathroom with shower completes the internal accommodation on offer.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

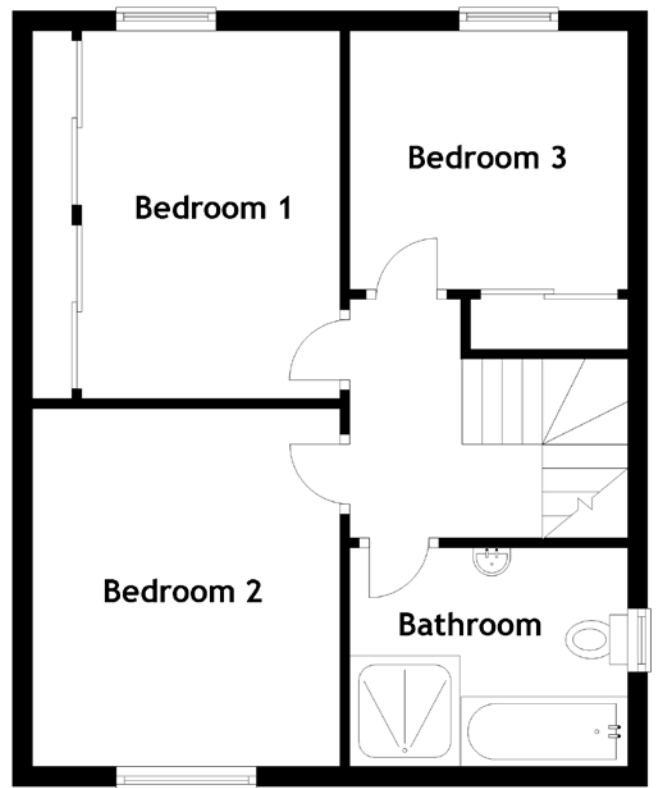
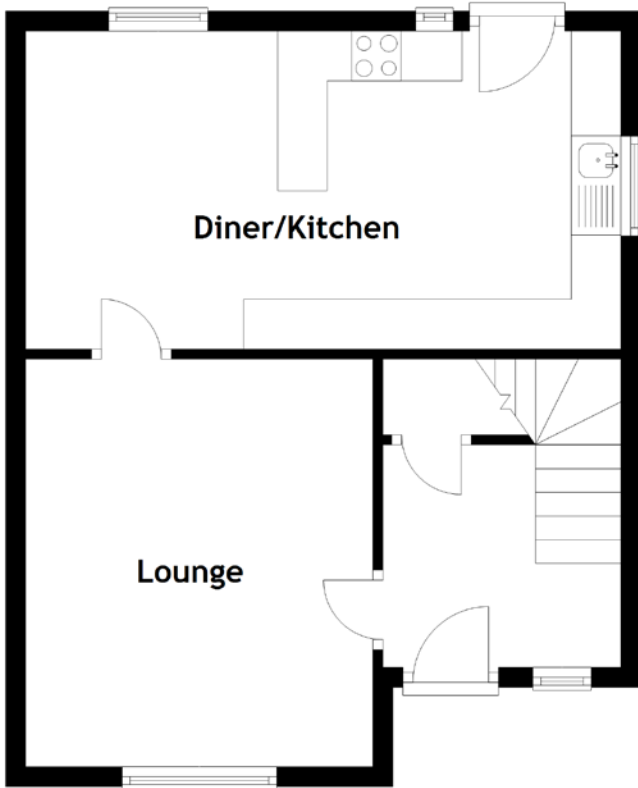


A large driveway leads to the single detached garage and ample off-street parking is provided. There are lovely landscaped gardens to the front and rear of the property which are low maintenance and are fully enclosed to the rear ensuring a child and animal-friendly environment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.50m (11'6")
Diner/Kitchen	6.00m (19'8") x 3.20m (10'6")
Bedroom 1	3.70m (12'2") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	2.80m (9'2") x 2.60m (8'6")

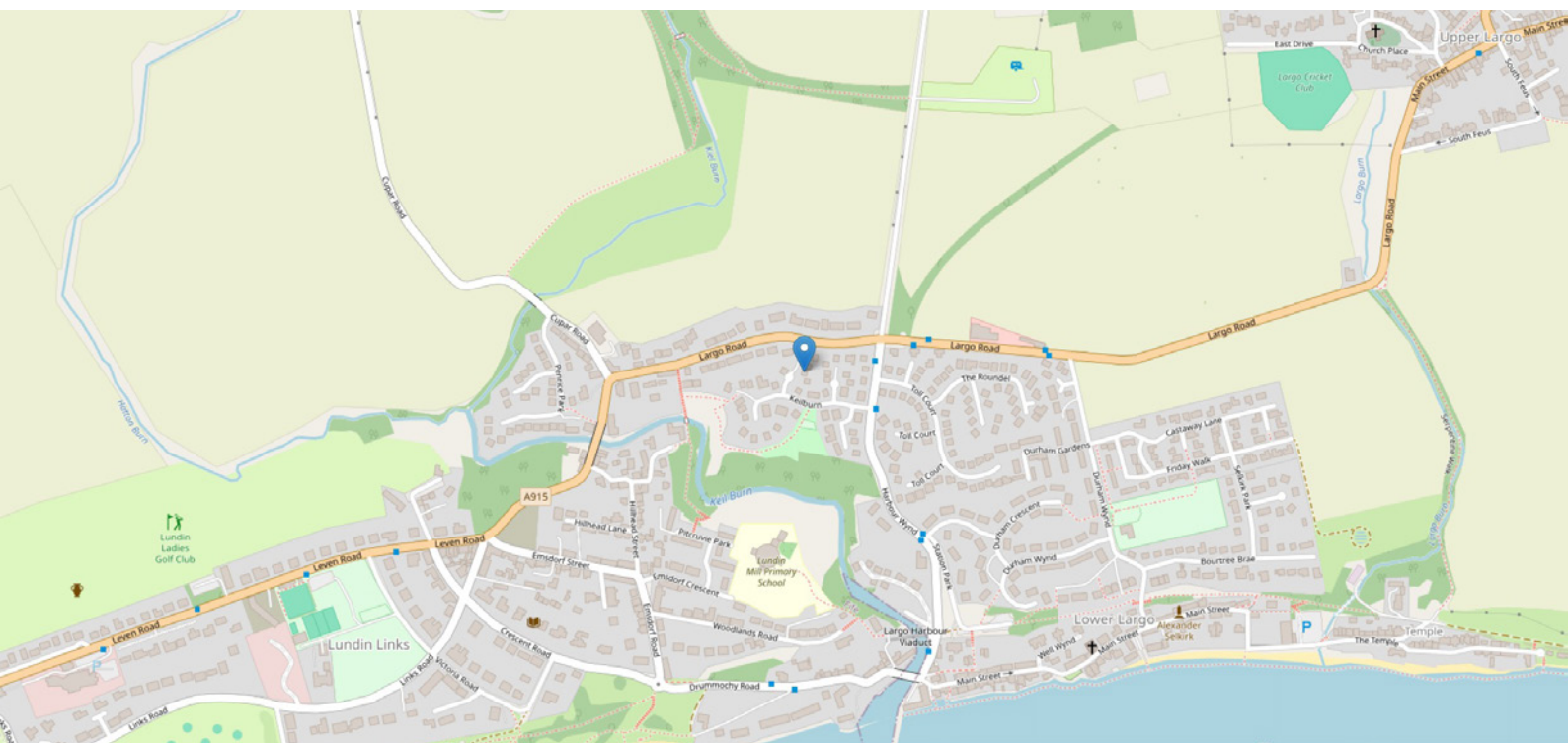
Bathroom

2.70m (8'10") x 2.20m (7'3")

Gross internal floor area (m²): 87m²

EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.



THE LOCATION

Lundin Links is a delightful coastal village, the most west of the East Neuk villages and is, therefore, the most accessible to the towns of Kirkcaldy and Glenrothes as well as Edinburgh and the remainder of the central belt. The remaining villages of East Neuk, as well as St Andrews, are a short drive to the east. Lundin Links has a selection of local shops, a well-known Links Golf Course, a 9-hole Ladies Golf Course, a bowling club and the Old Manor Hotel is also a popular dining venue.





The Lundin Ladies Golf Club (nine holes) is the oldest women's Golf Course in the world. Neighbouring Upper Largo has an active Cricket Club and the Harbours of the East Neuk and the beach at Elie are a popular day trip and tourist destinations.

Kirkcaldy and Glenrothes are within 15 minutes drive and both are significant regional centres with a wide range of employers, services and leisure facilities. The A90 from Kirkcaldy leads to the M90 and thereby the Forth Road Bridge and Edinburgh. There are nearby rail links at Markinch and Kirkcaldy and Edinburgh Airport can be reached in about 45 minutes.

Nearby Lower Largo is an ancient fishing village best known for being the birthplace of Alexander Selkirk who provided the inspiration for Daniel Defoe's Robinson Crusoe. This village retains a number of important historical buildings and also has an attractive sandy beach.



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