

SOLICITORS & ESTATE AGENTS

**FT & DC
WALLACE**

**13b Emsdorf Street
Lundin Links**

Offers over £80,000



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Licensed by the Law Society of Scotland to conduct Incidental Financial Business

Offered for sale is a nicely presented, well maintained first-floor flat within a block of six, situated in the popular town of Lundin Links. The town itself has many amenities and has many more within easy reach. The area benefits from good public transport links. The flat has a secure entry system into a spacious, tiled hallway. Access to the communal garden ground and parking area is from the hall and a driveway to the side of the building. Stairs lead to the upper levels. The property has double glazing throughout and white meter heating.

A timber door with a single glass panel provides entry to the flat and into a spacious, carpeted hall. The hall provides access to all other rooms.

Lounge **5.90m x 3.35m (19'3" x 11')**

A glass panelled door leads into the spacious and sunny lounge. Electric fire with teak surround. Window to front of property. Radiator. Carpeted.



Kitchen **4.28m x 2.0m (14'1" x 6'6")**

Nicely appointed kitchen with fitted limed oak units providing ample storage at both high and low level. Granite-effect melamine worktops. Display cabinet with decoratively glazed double doors complement the units. Integrated electric oven with separate grill and hob. Window to rear of property. Tiled splashback with decorative border tile. Glass panelled door.

Shower Room **2.0m x 1.60m (6'6" x 5'2")**

Wash hand basin, w.c.. Large shower cubicle with steam facility and 'apres shower' dryer system. Steamproof glass sliding door. Brass fittings throughout. Fully tiled with decorative tiled border. Frosted window to side of property.

Bedroom 1 **4.68m x 2.95m (15'4" x 9'7")**

Bright, airy double bedroom with fitted mirror wardrobes providing ample storage. Window to front of property. Carpeted in a neutral tone.



Bedroom 2 **4.32 x 2.45m (8' x 14'2")**

Double bedroom to the rear of the property with fitted mirror wardrobes. Window to rear.

Exterior

The rear garden area can be accessed from Emsdorf Street and from the internal hallway of the building. There is provision for ample off-street car parking on the chipped area to the rear for residents and visitors alike. A communal drying area, paved seating area and mature shrubs make it a pleasant outside area.

Extras

The curtains, blinds, carpets and lightfittings throughout. The oven and hob. The fridge, freezer and washing machine may also to be included in the sale by separate negotiation.

Council Tax

The property is in Council Tax Band D for the year 2009/2010.

Viewing

Please contact F T & D C Wallace to arrange a viewing. Tel: 01333 423804.



THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.