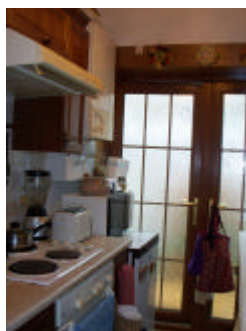


SOLICITORS - ESTATE AGENTS

**FT & DC
WALLACE**

**‘Lyncot’
39 Emsdorf Street
Lundin Links
Fixed Price £135,000**



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Partners: David M. Ritchie LLB (hons) D. Gordon Wood LLB (hons)
Consultant: Michael F. Wallace MA LLB
Licensed by the Law Society of Scotland to conduct Incidental Financial Business

General Description

'Lyncot' is a pretty, terraced cottage located in the popular small town of Lundin Links with good local schooling, shops, hotels, sports facilities and many other local amenities. There is also an abundance of top quality golf courses in the surrounding area. Edinburgh can be reached by car in around 40 minutes. St. Andrews and the villages of the East Neuk are within easy reach.

The property is accessed from Emsdorf Street via a modern wood-effect pvc door with decorative glass panel, into a small vestibule with coat hanging area. From there, a glass-panelled door leads into the long, carpeted hallway which provides access to the lounge, master bedroom and the bathroom. Access can be gained from the hall to the attic. Double glazing and gas central heating.

Lounge 4.79 x 3.46m (15'8" x 11'4")

A spacious, sunny room with window out onto Emsdorf Street. Original wooden flooring. Feature fireplace with living flame gas fire, hearth and oak surround. Recessed display cabinet in oak with lighting and storage facility below. Wall light provides extra illumination in the room.

Bathroom 1.67 x 1.64m (5'6" x 5'4")

Bright bathroom with white three-piece bathroom suite consisting of bath with overhead shower and glass shower screen, w.c. and sink. Walls tiled in white with occasional floral design tile. Frosted window to rear of property. Ceramic tiled flooring.



Kitchen 2.97 x 1.81m (9'9" x 5'11")

Galley kitchen with cupboards and drawers at high and low level in dark oak with two glazed display cabinets. Formica worktop. Linoleum flooring. French doors lead directly from kitchen out to garden area. Fitted oven and electric hob with overhead extractor canopy. The fridge and washing machine are also included in the sale.

Bedroom 1 3.93 x 3.00m (12'11" x 9'10")

Spacious and airy, carpeted double bedroom with window to rear of property. Shelved storage cupboard. Original coving.



Bedroom 2 3.04 x 2.73m (10'0" x 8'11")

Newly decorated and carpeted double room with pleasant view out to seating area to the rear of the property.

Exterior

Attractive garden area to rear of property with gravelled seating area surrounded by colourful, well planted beds. Access from the garden to Hill-head Street via wooden gate.



Council Tax

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

Viewing

Please contact FT & DC 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.