



**4 Pilmuir Farm Cottage, Leven, KY8 5QA**

**Offers Over £200,000**





Idyllic 1 Bedroom Semi-Detached Cottage with attic room and STUNNING COUNTRYSIDE VIEWS on a SUBSTANTIAL PLOT with POTENTIAL TO EXTEND. Short drive to Lundin Links and Leven providing easy access to all essential amenities and The Fife Coastal Path, Beach and Golf Courses and the Leven Train Station arriving June 2024. Accommodation: Open plan lounge, dining room and kitchen, double bedroom, bathroom and an attic room. Partial DG. Log burners. PV panels. Front and rear gardens. Outbuilding/Workshop. Off street parking. PERSONAL PROPERTY TOUR available online.



## LOCATION

Located just outside Lundin Links which is a highly sought-after coastal village forming part of the East Neuk. Best known for its 2 golf courses, the magnificent 18-hole Tom Morris/James Braid designed course which was previously used as a pre-qualifying course when The Open Championship was held at St Andrews and Lundin Links Ladies 9-hole course which is the oldest woman's golf course in the world. Tennis courts, a bowling club and sports club complete the résumé for the ultimate in lifestyle living. Contiguous with Lower Largo famous for being the home of the castaway Alexander Selkirk it also includes fine beaches, a historic viaduct, local amenities and close proximity to many fishing villages as well as being around 20 minutes or 11 miles from St. Andrews, the home of golf. Making this one of the most desirable seaside villages to live.

## DIRECTIONS

Please contact agent for further information.

## ENTRANCE

Access is via a timber door leading into a vestibule with shelving/hanging/storage space. Glazed timber door leads into the open plan lounge dining room and kitchen. Exposed timber flooring.

## LOUNGE DINING ROOM

27'3" x 12'7" (8.33m x 3.86m)

Spacious and bright lounge dining room with exposed stone wall detail and 3 double glazed windows to the front with secondary glazing providing stunning countryside and views towards The Firth of Forth. Log burning stove in the lounge area set on a tiled hearth with an additional multi-fuel back burner stove in the dining area set on a tiled hearth. Alcove provides display/shelving/storage space. Timber open style staircase leads to the attic room. Exposed timber flooring. Opaque glazed timber door leads to the bedroom and bathroom. Open plan to the kitchen.

## KITCHEN

7'8" x 5'2" (2.35m x 1.60m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include electric hob, extractor fan above and an oven below. Double-glazed window to the rear. Exposed timber flooring.

## BEDROOM

12'6" x 10'2" (3.83m x 3.11m)

Spacious double bedroom with traditional sash and case window to the rear with secondary glazing unit. Cupboards provide shelving/hanging/storage space. Exposed timber flooring.

## BATHROOM

8'8" x 6'8" (2.66m x 2.04m)

3-piece suite comprising: W.C, wash hand basin and a bath with pivot screen and mixer tap shower attachment. Cupboard provides shelving/storage space. Double-glazed window to the rear with secondary glazing unit. Partially tiled. Exposed timber flooring.

## ATTIC ROOM / HOME OFFICE

23'5" x 8'0" (7.14m x 2.45m)

Fully lined attic room with Velux windows to the rear and front with a view of Largo law and towards the Firth of Forth. Cupboard provides housing for the hot water tank and solar power service units. Provision for light and power with laminate flooring.

## GARDEN

Parking on the stone chip area to the front leading through a gate to the front garden. The front garden is laid to lawn with a border containing established plants and shrubs with a hedgerow and stone walled surround. A path provides access to the side of the property and leads to the substantial rear garden. The rear garden is mainly laid to lawn with an area of paving providing an ideal location for garden furniture to relax and enjoy recreation time in the sun. Borders contain established plants, shrubs and trees.

## OUTBUILDING

13'11" x 10'5" (4.25m x 3.19m)

Spacious stone-built outbuilding with potential for an array of uses such as a home office, artist studio, craft room or workshop. Provision for light, power and concrete flooring.

## AGENTS NOTES

Please note that all room sizes are measured approximate to widest points.

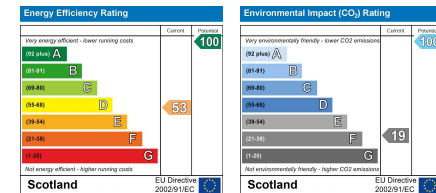
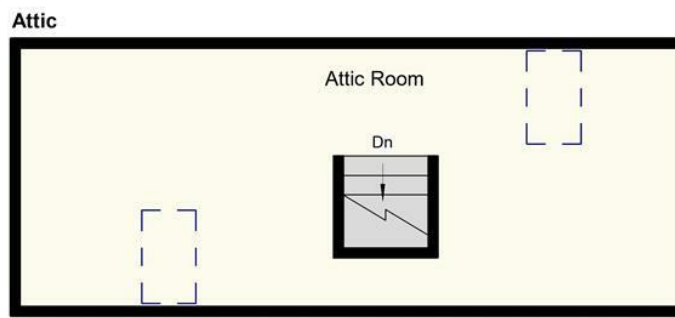












Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.