

FT & DC  
WALLACE

## 11 Woodlands Road Lundin Links

Offers Over £90,000



Located in a desirable elevated area of Lundin Links and having good access to the shops and amenities in Lundin Links and equally, the shops and amenities in Lower Largo. This spacious ground floor one bedroom apartment in a block of three, offers the chance to upgrade to provide a comfortable home whether it be as a main residence or a holiday home.

Lundin Links has an 18-hole Championship links golf course and Club and a 9-hole inland course as well as a Bowling Club, Sports Club with squash and tennis. The shops are on the main road through the town, as well as the Old Manor Hotel. A short walk away is lower Largo with General Store, Railway Inn and the Crusoe Hotel. There are many more shops and amenities in nearby Leven. Largo has an annual Arts Festival which is increasingly popular and extends into Lundin Links.

The property benefits from DG and GCH and retains some lovely original features.

A wrought iron gate leads into the pretty front garden area and path to the front door. The hall provides access to all the rooms and has a large walk-in cupboard with shelves, hooks and light. Fitted carpet. Radiator.

**Lounge** **5.12m x 3.30m**  
Spacious room to the front of the property with bay window and sunny aspect. Wall cupboard provides storage. Decorative cornicing. This would originally have been the bedroom. Fitted carpet. Radiator.



**Bedroom** **4.24m x 3.35m**  
Spacious double bedroom located to the rear of the property. This originally would have been the lounge. Window to rear. Fireplace. Recessed shelves with cupboard below. Fitted carpet. Radiator.



**Kitchen** **5.57m x 1.94m**  
Base units, worktop and wall units in older style. Sink and drainer under rear window. Door to rear garden area. Larder. Vinyl flooring. Radiator.

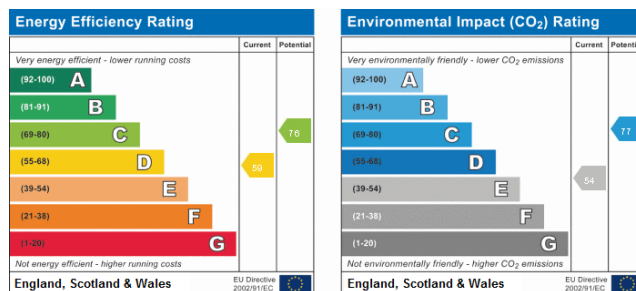
**Shower room** **2.38m x 1.48m**  
Glass shower cubicle with Mira Sport electric shower unit. Wash hand basin. Window to rear of property. Vinyl flooring. Radiator. Shelving and fitted mirror.

**W.C.** **1.80m x 0.89m**  
Bright room consisting of traditional w.c. and wash hand basin. Painted wood panelling to mid-height. Window to front of property. Fitted mirror, glass shelf and towel rail.

**Exterior**  
The garden ground to front and narrow path to left hand side belongs to the property along with shared, well-kept rear garden ground with grass and flower beds. Metal wash poles. Shared wash house. Access to right hand side of building for bins.

**Extras**  
The curtains, blinds, carpets and lightfittings throughout are included in the sale.

## Energy Performance Rating



**Council Tax** - Band "B" for the year 2023-2024.

**Viewing**  
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

### THE PROPERTY MISDESCRIPTORS ACT 1991

- 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.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.