

## 2 PILMUIR ROAD LUNDIN LINKS, KY8 6BD

**£99,995**  
**FREEHOLD**

**\*\* CLOSING DATE - WEDNESDAY 12TH FEBRUARY AT 12 NOON \*\***

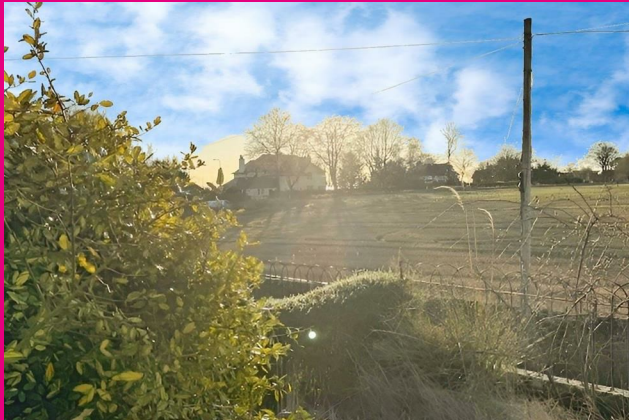
New for sale a perfect renovation project to make your own stamp on a home set in an idyllic location with country aspects. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a Traditional Extended Mid Terraced Cottage requiring full renovation comprising Entrance Hall - Sitting Room - Two Bedrooms - Kitchen - Shower-Room - Floored Attic. Benefitting from DG - GCH - EPC F. HOME REPORT £100,000. Externally enclosed front garden with countryside aspect, generous rear garden & outbuilding. View Now!



**home sweet home**  
**estate agents**  
your local property experts

# 2 PILMUIR ROAD

• TRADITIONAL MID TERRACED COTTAGE • REQUIRES FULL RENOVATION • HOME REPORT £100,000 • DG- GCH - EPC F • TWO BEDROOMS • SITTING ROOM - KITCHEN - SHOWER-ROOM • FLOORED ATTIC • OPEN COUNTRYSIDE ASPECT • STUNNING COASTAL LOCATION • VIEW NOW!



## FULL DESCRIPTION

New for sale a perfect renovation project to make your own stamp on a home set in an idyllic location with country aspects. Award Winning Home Sweet Home Estate Agents Fife are pleased to offer for sale a Elevated Traditional Extended Mid Terraced Cottage requiring full renovation comprising Entrance Hall - Sitting Room - Two Bedrooms - Kitchen - Shower-Room - Floored Attic- Dilapidated Sun Porch. Benefitting from DG - GCH - EPC F. HOME REPORT £100,000. Externally enclosed front garden with countryside aspect, generous rear garden & outbuilding. View Now!

## LOCATION

Lundin Links is an seaside town situated on Fife's East Neuk coastline and adjoins Lower Largo to the east. Lundin Links is a very accessible town via road & bus route to the towns of Kirkcaldy and Glenrothes, as well as Edinburgh and the remainder of the central belt. The remaining villages of East Neuk and St Andrews are a short drive to the east. The town also has its own Primary School at Lundin Mill for families.

## ENTRANCE HALL

UPVC security door. Access to floored loft with potential to convert subject to planning.

## BEDROOM 1

Double bedroom with store cupboards, 1 houses electric fuse box. DG window to front.

## SITTING ROOM

Good size room with potential. DG window to front. Gas fire. High ceiling.

## BEDROOM 2

Single room. 2 DG windows to rear.

## KITCHEN

Basic wall & base units, inset sink. Window to rear. Requires full modernising.

## REAR HALL

Security door to rear.

## SHOWER-ROOM

Requires modernising currently has shower, wash hand basin, low level wc. Frost DG window.

## SUN PORCH

Dilapidated porch to rear.

## FRONT GARDEN

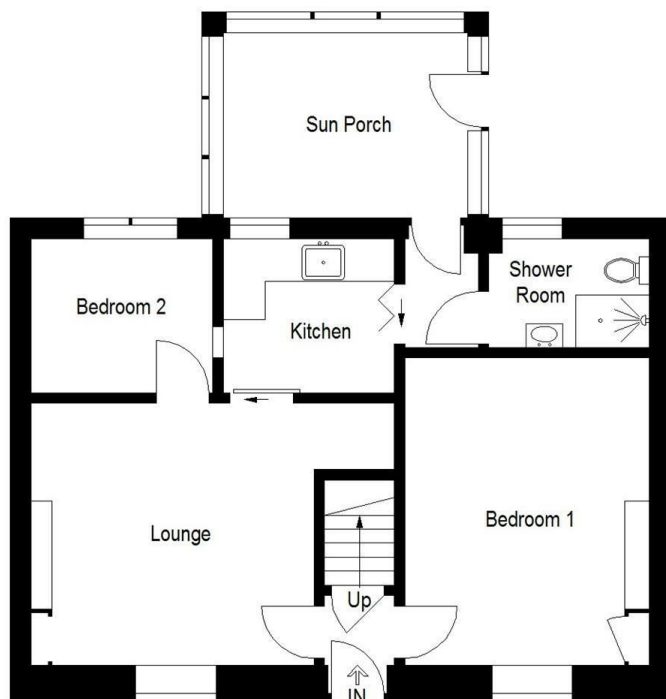
Elevated walled front garden enjoys open countryside aspect.

## REAR GARDEN

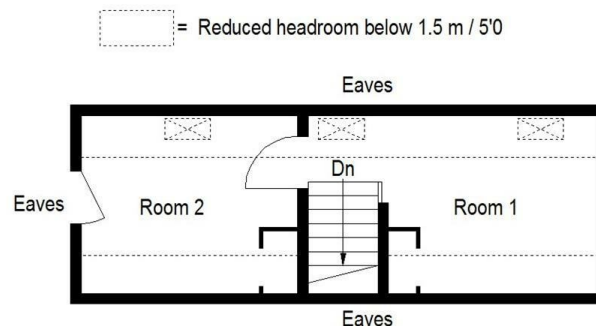
Generous rear garden grounds with scope to extend subject to planning. Outbuilding to rear (former piggery) currently used as wood store.

## 2 PILMUIR ROAD

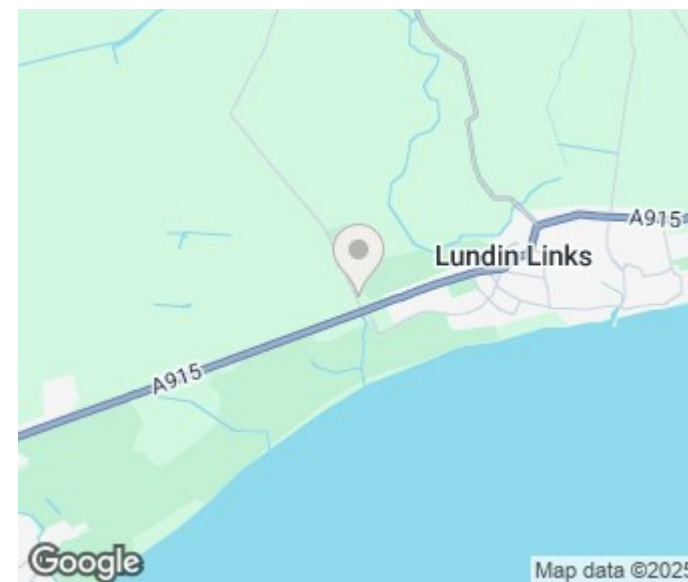




Ground Floor



Attic Level



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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