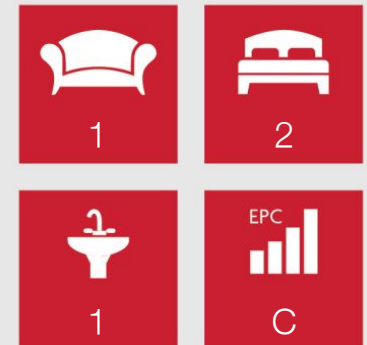




Thorntons 
The right way to move

Brae Lodge, 35 Emsdorf Street

Lundin Links
Leven, KY8 6HL





Property Summary

Brae Lodge is a traditional two-bedroom cottage with private gardens, offering spacious single-storey accommodation in popular Lundin Links.

The home opens with a vestibule and central hall, leading to a generous living room, with ample space for seated dining, all arranged around a focal fireplace and naturally lit by two front-facing windows. To the rear, the fitted kitchen provides a generous amount of fitted cabinets, a large worktop, and a breakfasting nook. The property offers flexibility with two double bedrooms, one with patio doors leading to the garden, which could be used as a second reception room. The cottage is completed by a large family bathroom with a four-piece-suite, and separate WC. Outside, the cottage comes with private garden grounds with patio space, whilst on-street parking is available nearby. Gas central heating and double glazing are installed.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Traditional stone-built cottage
- Coastal village setting in the East Neuk of Fife
- Small walled, and gated, front garden
- Vestibule and central hallway with storage
- Bright living/dining room with fireplace
- Generous fitted kitchen with a breakfasting nook
- Two flexible double bedrooms, one with patio doors leading to garden
- Large family bathroom with a bath and separate shower
- Convenient and modern guest WC
- Private, low maintenance rear garden with a patio area
- Gas central heating and double glazing throughout

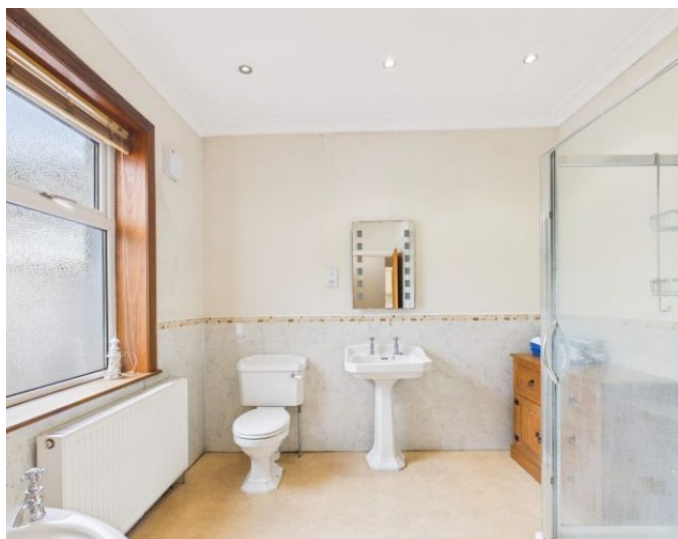








 [Click here to take a virtual tour](#)





Lundin Links, Leven

Lundin Links is a coastal village in the East Neuk of Fife, combining a long sweep of sandy beach, historic character and a strong sense of community with excellent connections to the wider region. The village is positioned between Lower Largo and Leven, surrounded by some of Fife's most attractive coastline and countryside.

The village is particularly well known for Lundin Golf Club, an historic links course, and this, together with the many renowned courses found throughout the area, makes it especially attractive to golfers.

In addition to providing a beautiful coastal and countryside setting for outdoor activities, including walking the Fife coastal path, the local area caters for indoor fitness at both Lundin Sports Club (with squash and all weather tennis courts, and a small gym), a bowling and a sailing club, and the Levenmouth Swimming Pool and Sports Centre.

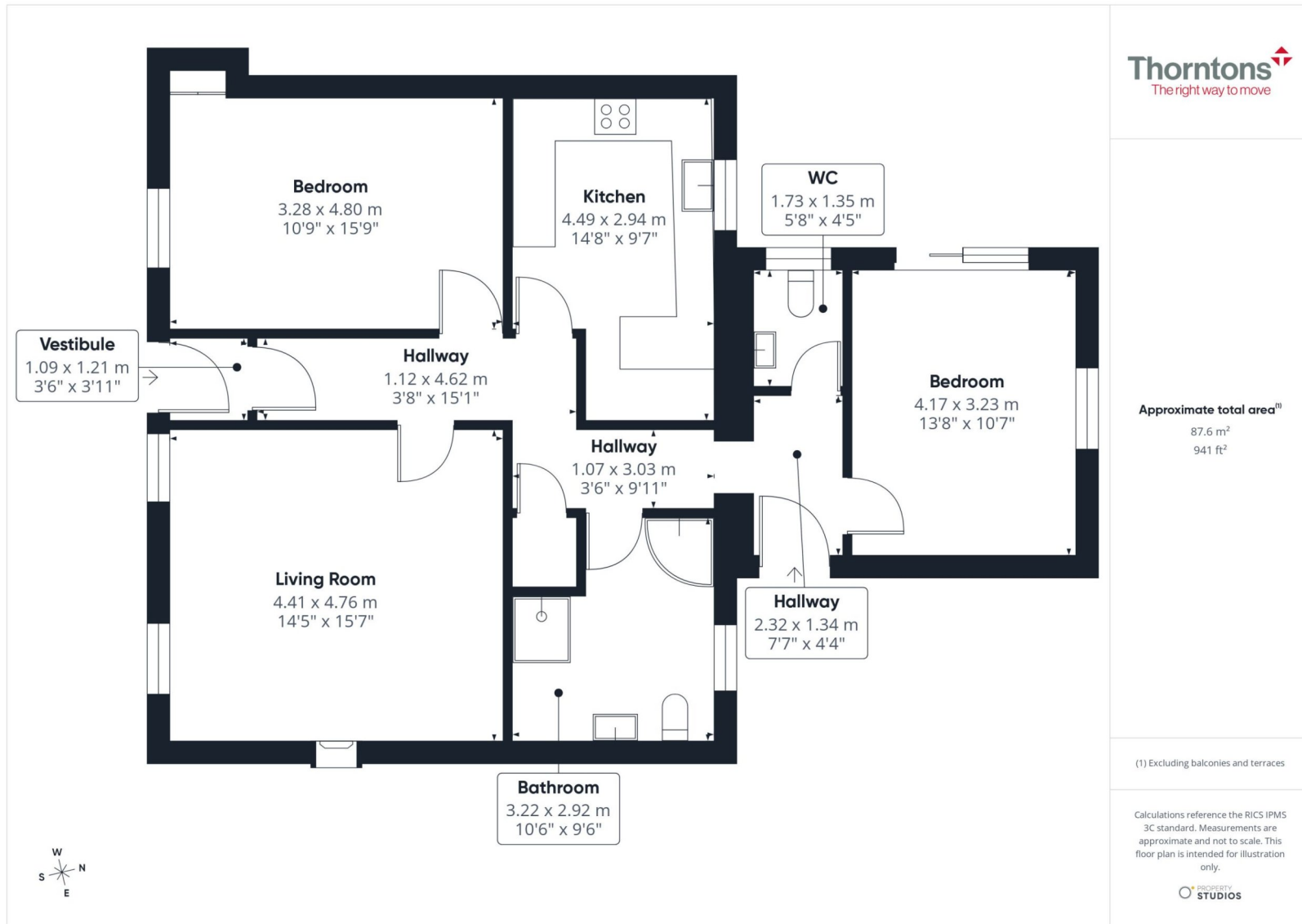
The area benefits from a variety of independent retailers, specialty shops, and supermarket stores, supplemented by neighbouring Leven which offers a wider selection of supermarkets, shops, leisure facilities. For top class culture and entertainment, St Andrews is only 12 miles away.

Nursery and primary education is catered for in the village, with secondary schooling Wade Academy. Independent schooling available at St Leonards, in St Andrews.

Lundin Links is an ideal location for commuters, as it allows swift access to Edinburgh, Glasgow, Dundee, and Perth via major roads leading to the central motorway network. Additionally, the nearby Levenmouth Rail Link provides fast, direct services to Edinburgh and Dundee.



Floorplan





Thorntons

The right way to move



Our Branches

ANSTRUTHER

5A Shore Street
Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street
Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeka@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent
Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

FORFAR

53 East High Street
Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

49 Bonnygate
Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street
St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
genea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland