



111 Main Street, Lower Largo, Leven, KY8 6BJ

Offers Over £220,000



OPPORTUNITY TO UPGRADE a 2 Bedroom Mid Terraced Villa with CONVERTED ATTIC and stunning views, this is a property with a huge amount of potential to add value through refurbishment and modernisation. Located a short walk from all essential local amenities, Fife Coastal Path and Beach making this an idyllic lifestyle choice with beautiful walks and cycle routes nearby. Accommodation: Hall, living room, dining kitchen, master bedroom with a dressing room, additional double bedroom, shower room, converted attic. SG. Garden. PERSONAL PROPERTY TOUR and LOCATION TOUR available online.



LOCATION

The village of Lower Largo is a highly sought-after coastal village forming part of the East Neuk. Famous for being the home of the castaway Alexander Selkirk including its fine beaches, historic viaduct, local amenities and proximity to many fishing villages as well as 12 miles from St. Andrews, the home of golf makes it one of the most desirable seaside villages to live. Primary and nursery education is provided locally with secondary education at Waid Academy, Anstruther which is considered one of Fife's top performing schools. Recreationally there is the beautiful Fife Coastal Path for walking, running and mountain biking as well as several routes for on road cycling. With beautiful beaches and stunning scenery Lower Largo is the perfect location.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a solid timber door leading into the lower hall. Carpeted stairs with a timber balustrade leads to the upper landing. Carpeted.

LIVING ROOM

18'0" x 14'8" (5.49m x 4.49m)

Spacious living room with a traditional sash and case window to the front. Exposed stone wall fireplace with an electric fire set on a slate hearth. Cupboard provides shelving/storage space. Picture rail. Carpeted. Doorways to the dining kitchen and rear hall.

DINING KITCHEN

12'10" x 9'10" (3.92m x 3.01m)

Bright dining kitchen comprising: Wall mounted, floor standing units with coordinating worktops with space for free standing appliances. Ample space for dining furniture. Cupboard houses the hot water tank. 2 Velux roof windows provide ample natural light. Vinyl flooring.

REAR HALL

Provides ample storage space with a solid timber door leading to the storerooms and garden.

UPPER LANDING

Timber stairway with a timber balustrade leads to the converted attic room. Skylight provides natural light. Carpeted.

BEDROOM 1

14'10" x 11'5" (4.54m x 3.49m)

Spacious double bedroom with a traditional sash and case window to the front with a partial sea view. Cupboard provides shelving/storage space. Ceiling rose, cornicing and picture rail. Carpeted. Doorway to the dressing room.

DRESSING ROOM

7'5" x 6'2" (2.28m x 1.88m)

Good-sized dressing room with a traditional sash and case window to the front. Ideal for use as a home office or potentially add an ensuite, subject to planning consent. Carpeted.

BEDROOM 2

10'11" x 6'2" (3.33m x 1.90m)

Additional double bedroom with a traditional sash and case window to the rear overlooking the garden. Carpeted.

SHOWER ROOM

7'6" x 5'6" (2.31m x 1.70m)

3-piece suite comprising: W.C, wash hand basin and a shower enclosure with sliding doors and an electric shower unit. Opaque traditional sash and case windows to the rear and side. Fully tiled / wet walled. Carpeted.

ATTIC ROOM

21'2" x 10'6" (6.46m x 3.22m)

Converted attic provides a multi-purpose room with a skylight to the rear and a Velux window to the front with a stunning view towards the Firth of Forth and beyond. Fully timber clad. Laminate flooring.

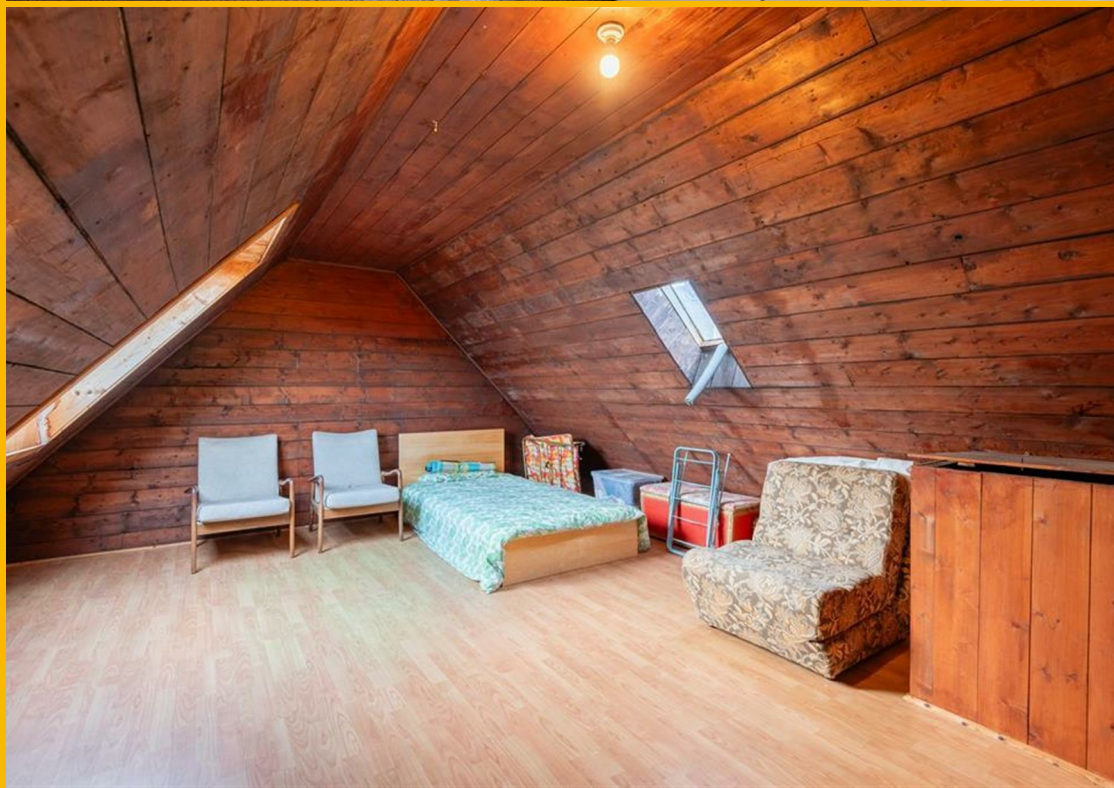
GARDEN

To the rear of the property is a shared area with 2 storerooms providing ample storage space with a pend providing access to Main Street. Concrete stairs lead to the

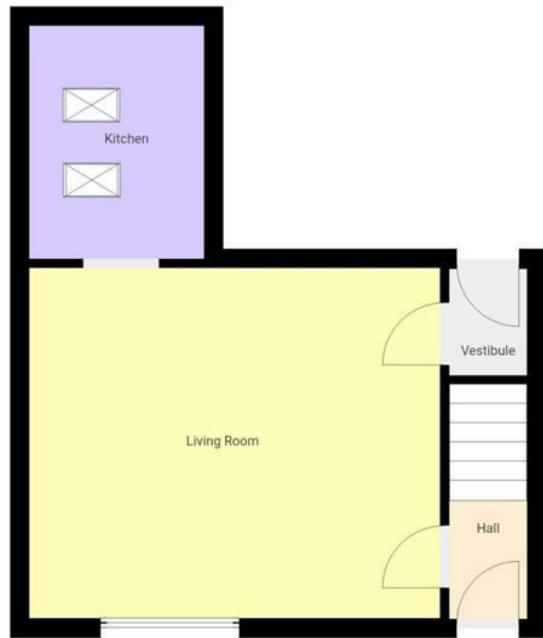
raised and tiered garden providing a blank canvas for any keen gardener to enjoy, ample space to add an area of decking for garden furniture to relax and enjoy time in the sun.

AGENTS NOTES

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



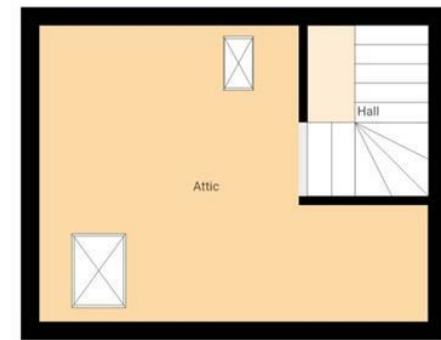




Ground Floor



First Floor



Attic

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92-100	A			92-100	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
39-54	E			39-54	E		
21-38	F			21-38	F		
1-20	G			1-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			77				53
			6				21
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

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