

LYNNWOOD

6 Main Street, Upper Largo, Leven, KY8 6EJ



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The right way to move

WELCOME TO LYNNWOOD

Welcome to Lynnwood: an impressive four-bedroom cottage in the East Neuk of Fife, which offers traditional character and an abundance of space both inside and out, all impeccably presented in move-in condition.

GENERAL FEATURES

- Traditional end-terrace cottage in move-in condition
- With a wealth of space both inside and out
- Situated in the Upper Largo conservation area
- Near open countryside and stunning beaches
- Delightful views to the sea from the upper floor
- EPC Rating - D

ACCOMMODATION FEATURES

- Welcoming entrance hall with understairs storage
- Elegant living room with a log-burning stove
- Openly connected dining room with an open fireplace
- Spacious family room with an open fireplace
- Large breakfasting kitchen that is generously appointed
- First-floor landing with a built-in store
- Four bedrooms (three large doubles and one single)
- Two luxurious en-suite bathrooms with four-piece suites
- One quality en-suite shower room with a three-piece suite
- Modern family shower room with a three-piece suite
- Convenient ground-floor WC (just off an alternate hall)
- Gas central heating and double-glazed windows
- Solar-panelled roof and powered hot water

EXTERNAL FEATURES

- Massive rear garden with a southeast-facing aspect
- Summerhouse/home office with superfast Wi-Fi
- Multi-car driveway with EV charger and a double garage






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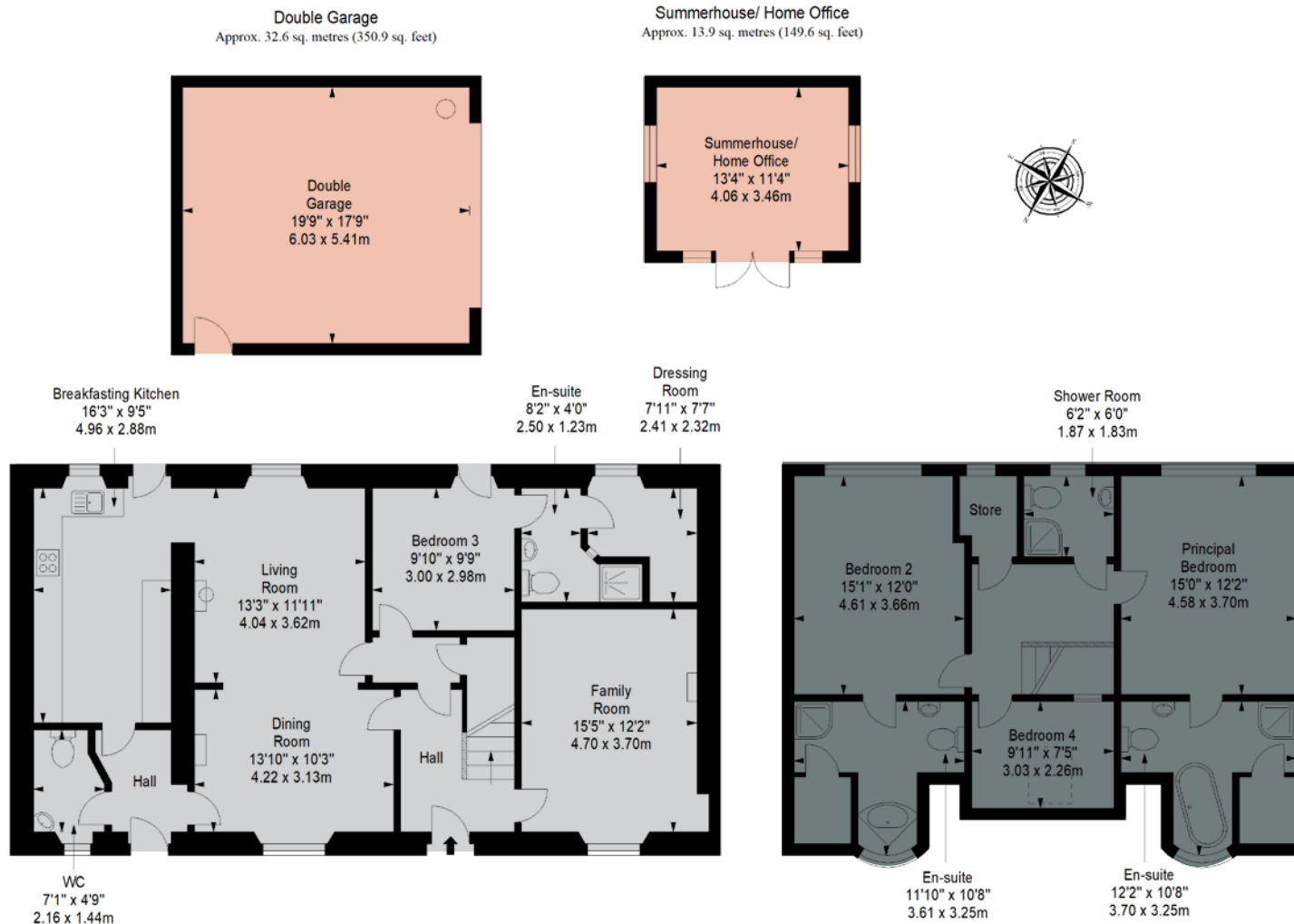
PROPERTY NAME
Lynnwood

LOCATION
Upper Largo, Leven, KY8 6EJ

APPROXIMATE TOTAL AREA:
227.2 sq. metres (2445.6 sq. feet)

Ground Floor -  First Floor -  Externals - 

The floorplan is for illustrative purposes. All sizes are approximate.





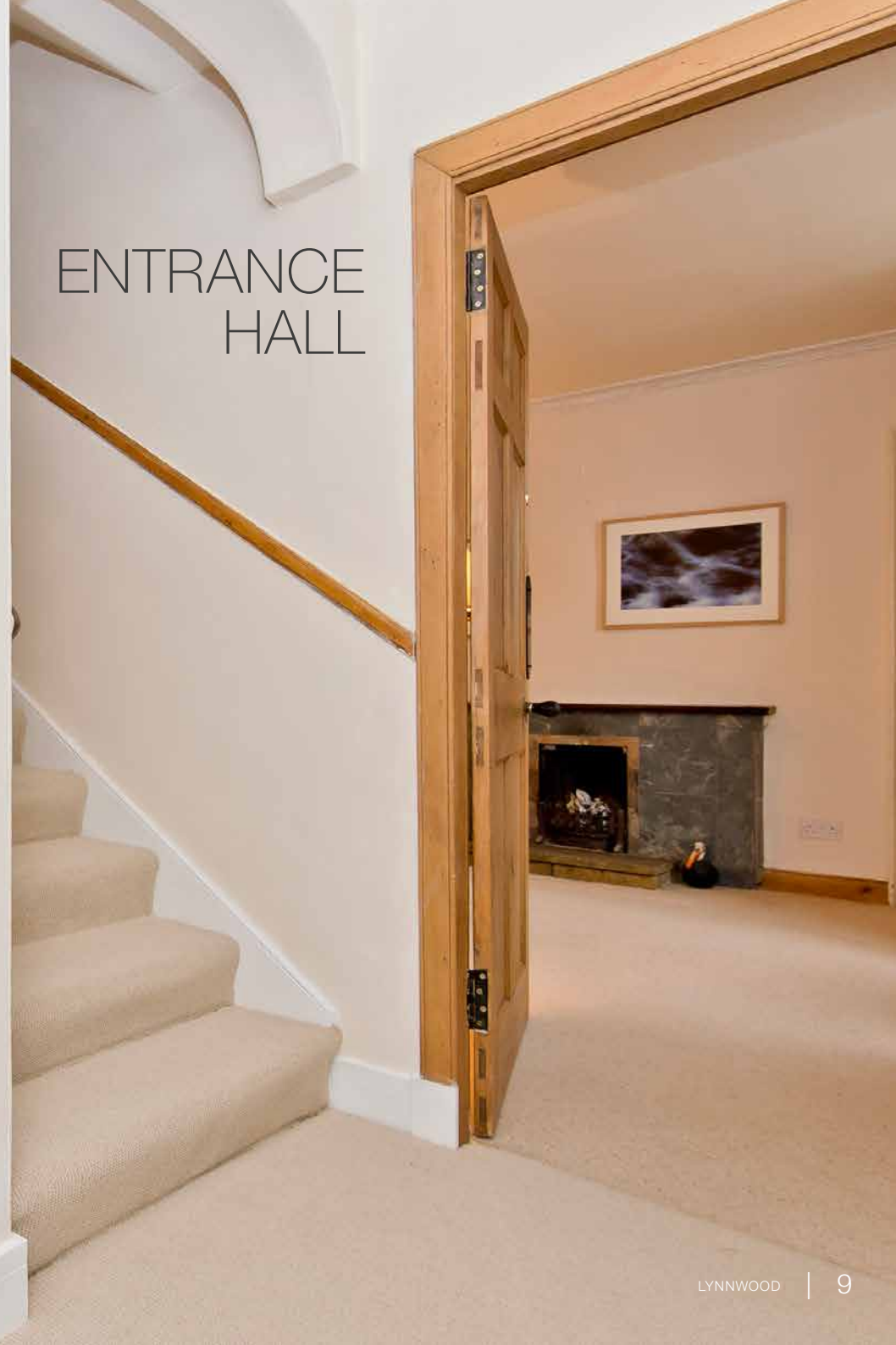
IMPRESSIVE FOUR-BEDROOM COTTAGE

Nestled in the picturesque conservation village of Upper Largo, this remarkable four-bedroom end-terrace cottage exudes traditional charm while providing modern comforts. Recently upgraded and redecorated in places, this exceptional family home boasts extensive accommodation with tastefully decorated interiors, creating a warm and inviting atmosphere. With three reception rooms (each featuring an open fire or log burner), a spacious breakfasting kitchen, and five washrooms, the house promises a wealth of space and an impeccable living experience. It further boasts extensive private parking and a huge rear garden with a summerhouse. Perfectly positioned to provide a sought-after country and coastal lifestyle, this wonderful home enjoys open countryside practically on its doorstep, with breath-taking beaches just a few minutes' drive away. Sea views from the upper floor further enhance the allure of this property, which must be viewed to be truly appreciated.





The home's striking symmetrical façade makes a lasting first impression, especially with its charming white and blue finish and conical dormer windows. Upon stepping inside, a welcoming entrance hall offers space for coats and access to understairs storage. It sets the tone for the rest of the property, blending practicality with sophisticated neutral styling.



ENTRANCE HALL

RECEPTION ROOMS

ABUNDANT LIVING SPACE WITH COSY FIRES

Enriched with light neutral décor, the three reception rooms ensure homeowners have an abundance of living space which they can dedicate for unwinding, dining, and relaxing family time. The living room is a lovely retreat with its wooden floorboards and stone floor tiles providing a contrast to the crisp neutral decoration. Furthermore, a log-burning stove forms a delightful focal point for cosy evenings in. This reception area openly connects to the adjacent dining room, creating a sociable flow of accommodation, as well as a sunny dual aspect with windows to the northwest and southeast. Perfect for entertaining, this dining area also has a beautiful open fireplace adding to the warm environment. Meanwhile, a carpeted family room is equally welcoming and spacious, coming complete with another open fireplace.



ELEGANT LIVING ROOM WITH A
LOG-BURNING STOVE



BREAKFASTING KITCHEN

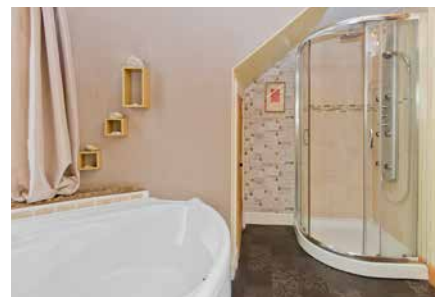
EXCELLENT STORAGE AND WORKSURFACE SPACE



The breakfasting kitchen has a large footprint which is generously appointed with base and wall cabinets for excellent storage. The space is complemented by sweeping, downlit worksurfaces and complementary splashback tiles. It provides access to the rear garden and comes fully equipped with a gas cooker, fridge, dishwasher, and washing machine.

FOUR BEDROOMS

AND THREE EN-SUITES



Upstairs, the first-floor landing provides a handy store and access to the principal and second bedrooms, which are both significant doubles with southeast-facing aspects. Both bedrooms enjoy their own luxurious four-piece en-suite bathroom too, complete with built-in storage.

Furthermore, the en-suites are equipped with a shower cubicle with a rainfall showerhead, with the principal's en-suite also featuring a deep freestanding rolltop bath with a handheld shower, whereas the second bedroom's en-suite boasts a corner bathtub.



"THE FIRST-FLOOR LANDING PROVIDES A HANDY STORE AND ACCESS TO THE PRINCIPAL AND SECOND BEDROOMS..."



A versatile fourth bedroom is also located on the first floor, proving ideal as a nursery or child's room. Easily accessible on the ground floor, the third bedroom offers rear garden access, a dressing room, and a quality three-piece en-suite shower room as well.



THE BATHROOMS



In addition to the three en-suites, the home benefits from a convenient ground-floor WC set by an alternate entrance hall. There is also a modern family shower room on the first floor, equipped with a three-piece suite – all catering to the needs of a busy household.

The property has gas central heating and double glazing, including heritage-style sash and case windows. It also has a solar-panelled roof and solar-powered hot water.

GARDEN & PARKING

The massive rear garden is an idyllic sanctuary for families, providing a generous manicured lawn and patio area which capture an abundance of sun thanks to a southeast-facing aspect. The space is enclosed by fencing and a high wall, and it is ideal for summer gatherings or quiet relaxation. It also includes a large summerhouse that serves as a

fully-equipped home office with power, fast Wi-Fi, and a bar area. Furthermore, a private driveway accommodates multiple vehicles and it has an electric vehicle car charger. In addition, there is a sizeable detached double garage as well, adding to the home's impeccable credentials.

Extras: all fitted floor coverings, light fittings, gas cooker, fridge, dishwasher, and washing machine to be included in the sale.



AN IDYLIC SANCTUARY FOR FAMILIES





MASSIVE REAR GARDEN IDEAL FOR
SUMMER GATHERINGS OR QUIET RELAXATION

UPPER LARGO



Nestled in Fife's desirable East Neuk, Upper Largo is a charming village that embodies coastal living, situated adjacent to the village of Lower Largo on Largo Bay. With its rich history and stunning landscapes, it provides an ideal location for a family home or holiday retreat. The village features historic landmarks, such as the 12th-century St. Leonard's Church and the 17th-century Largo House, and nature enthusiasts will appreciate easy access to the Fife Coastal Path, offering walking, cycling, and birdwatching opportunities, alongside beautiful beaches. Nearby, Largo Law, an extinct volcanic hill, provides panoramic views for hikers, while golf lovers can enjoy proximity to renowned courses, including St Andrews Links and local gems like Dunbarrie Links and Lundin Golf Club. Upper Largo is known for its friendly community spirit, highlighted by local events like the annual Largo Arts Week, numerous fairs, and cricket matches at the nearby club. Families are well catered for, with Kirkton of Largo Primary School and St Agatha's Roman Catholic Primary School, as well as Waid Academy and St Andrew's Roman Catholic High School, all falling within the catchment area. Despite its tranquil setting, Upper Largo has good transport links to larger towns such as Leven and St Andrews, with Edinburgh accessible in about an hour by car or by frequent trains from the new railway link in Leven.



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