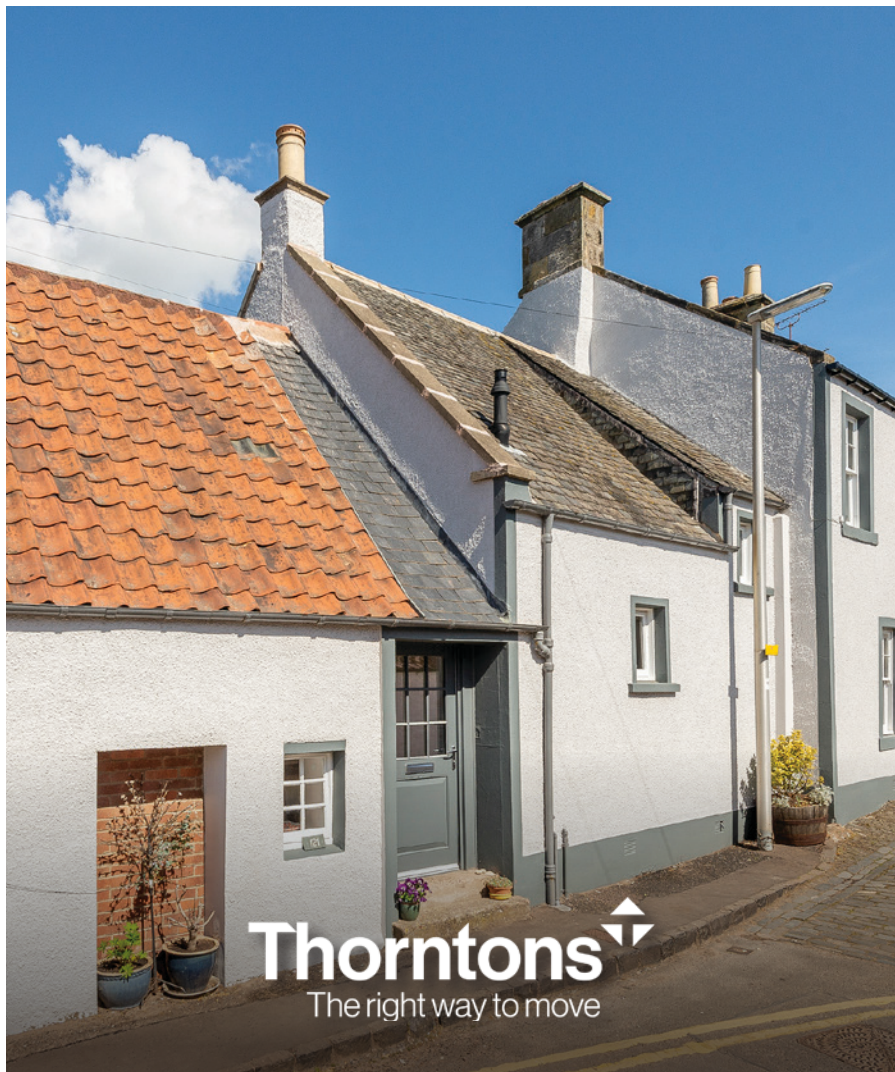


121 MAIN STREET

Lower Largo, Fife, KY8 6BJ



Thorntons 
The right way to move

CONTENTS

THE FLOORPLAN 04

THE PROPERTY 07

THE ENTRANCE 08

THE LIVING ROOM 10

A SECOND BEDROOM 12

THE KITCHEN 14

THE BEDROOMS 18

THE BATHROOMS 22

GARDENS & PARKING 24

AREA 30



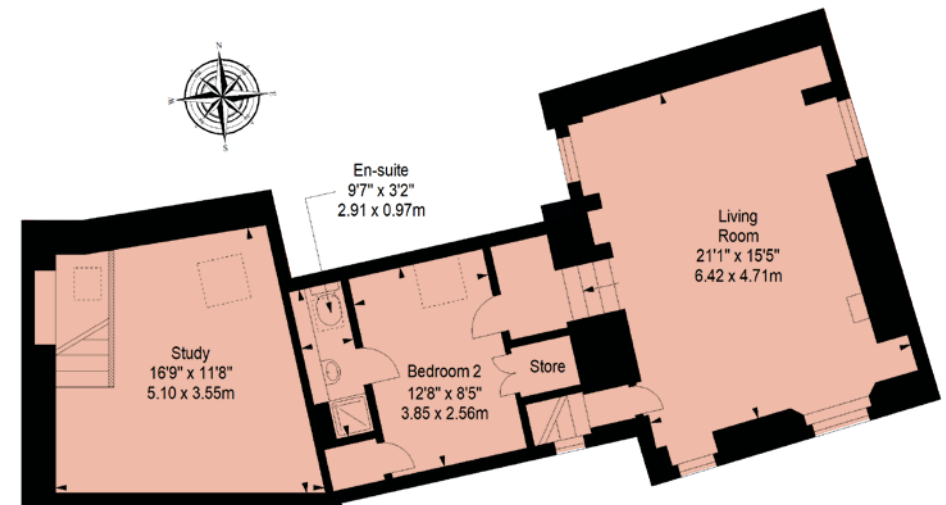
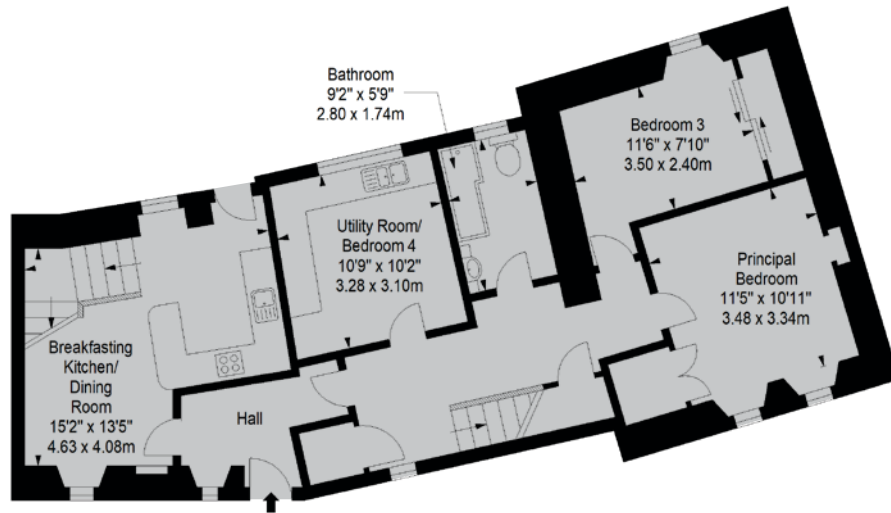
PROPERTY NAME
121 Main Street

LOCATION
Lower Largo, Fife, KY8 6BJ

APPROXIMATE TOTAL AREA:
165.8 sq. metres (1784.7 sq. feet)

Ground Floor - First Floor -

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





END-TERRACE COTTAGE

WITH PARTIAL SEA VIEWS

This traditional partly B-listed end-terrace cottage is situated in the charming village of Lower Largo in Fife, offering versatile and multipurpose accommodation that is sure to appeal to a wealth of buyers. The home boasts lovely sea views and has undergone some improvements recently, including exterior landscaping, a new boiler, triple glazing, and a new front door. Lower Largo, as well as the neighbouring villages of Upper Largo and Lundin Links, are home to excellent amenities such as convenience shops and specialist stores, a primary school, cafés and restaurants, transport links, and beautiful outdoor spaces, including the beach and golf clubs.

GENERAL FEATURES

Partly B-listed end-terrace cottage in Lower Largo
Within the lower largo conservation area
Partial sea views and some recent upgrades
EPC Rating - E

ACCOMMODATION FEATURES

Entrance hall and second hallway with storage
Spacious, triple-aspect living room with sea views
Large, multipurpose study/second reception area
Modern open-plan breakfasting kitchen/dining room
Large utility room/potential en-suite bedroom
Principal bedroom with built-in wardrobes
Two further bedrooms, both with built-in storage and one with en-suite
Contemporary bathroom with shower-over-bath
Gas central heating system, some double glazing, and reconditioned sash and case windows

EXTERNAL FEATURES

Terraced rear garden with sea views and summerhouse
Unrestricted on-street parking nearby

A LOVELY COASTAL HOME

A wood-floored entrance hall welcomes you into the home, leading through to a second airy, carpeted hallway with built-in storage.

AN INVITING WELCOME

Both areas offer useful space for coat and shoe storage and set the tone for the interiors to follow with pared-back neutral décor.



THE LIVING ROOM

AN ELEGANT, LIGHT-FILLED SPACE



Flooded with sunshine throughout the day, owing to triple-aspect glazing. Offering plenty of space for configurations of furniture, all arranged around a beautiful fireplace (with an open fire) flanked by an alcove with display shelving.

The room is neutrally decorated and carpeted for optimum comfort underfoot.



*COMFORTABLE
SPACES FOR
RELAXING AS
A FAMILY*

A SECOND VERSATILE ROOM

Accessed from the kitchen, it is currently being utilised as a study (ideal for those requiring a quiet space to work or study from home) and could lend itself to a variety of uses, such as a formal dining area, a children's playroom or teenager's den, or as an additional bedroom if desired.



BREAKFASTING KITCHEN/DINING ROOM

SOCIABLE SPACE FOR COOKING AND DINING

The kitchen is appointed with attractive, modern wall and base cabinets, spacious wood-styled worktops, and metro-tiled splashbacks, with integrated appliances comprising an oven and grill and a gas hob. An undercounter dishwasher and a fridge are also included. A breakfast bar caters for morning coffee and socialising while cooking, whilst an adjoining dining area creates an ideal space for sit-down family meals and entertaining.



A large neighbouring utility room supplements the kitchen, housing a wealth of additional cabinetry, workspace, two clothes pulleys, and space for laundry appliances. The utility room could alternatively be transformed into an en-suite bedroom.

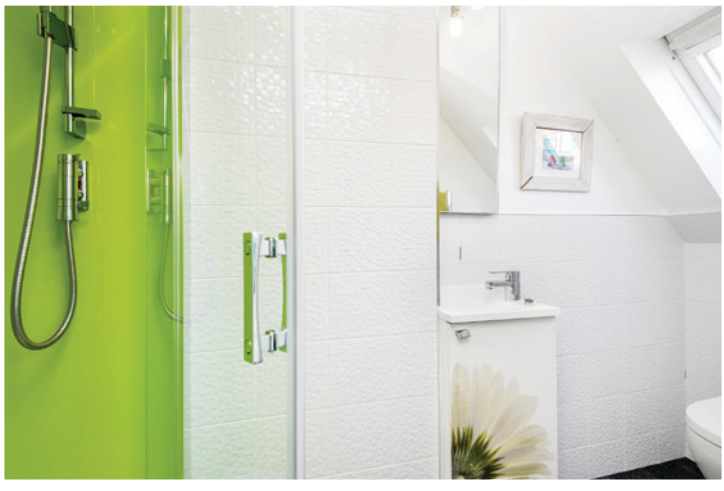


TRANQUIL BEDROOMS



FOR A RESTFUL NIGHT'S SLEEP

One of the bedrooms is accessed via a small internal hall from the living room with fitted bookshelves, and it is accompanied by built-in storage and an en-suite shower room. The en-suite comprises a corner shower enclosure, a basin set into vanity storage, and a WC.





*ALL THREE BEDROOMS ARE
TASTEFULLY DECORATED AND
CARPETED FOR COMFORT*



The remaining two double bedrooms are on the ground floor, both also supplemented by storage.



A STYLISH BATHROOM



A stylish, modern family bathroom completes the accommodation on offer and features a bath with an overhead shower and a glazed screen, a vanity unit with an inset basin and an illuminated mirror, a WC, and a tall, matte-black towel radiator.

The home is kept warm by a gas central heating system (powered by a new boiler) and the windows are a combination of double glazing and reconditioned sash-and-case.



CHARMING TERRACED GARDEN

WITH SEA VIEWS



Externally, the home is perfectly complemented by a delightful, terraced rear garden with lovely sea views from the highest level. The garden includes tranquil gravelled and paved seating areas, a wealth of leafy shrubbery, and vegetable patches. Unrestricted on-street parking can be found nearby.



Extras: All fitted floor coverings, window blinds, light fittings, integrated kitchen appliances, fridge, and dishwasher will be included in the sale.

Also included in the garden is a charming summerhouse (which is insulated and heated) with an adjoining decked terrace, and a wrapped and heated shed. It also has lighting, electrics, a water supply, and security lights.





LOWER LARGO

*A CHARMING
VILLAGE WITHIN
FIFE'S PICTURESQUE
EAST NEUK*

Set along Largo Bay overlooking the Firth of Forth, the charming village of Lower Largo offers a sought-after location within Fife's picturesque East Neuk. Services provided in Lower Largo and the adjoining village of Lundin Links include convenience stores, a pharmacy, pubs, and eateries, with more extensive shops and recreational amenities, including big-brand supermarkets, located three miles away in the town of Leven. The larger towns of St Andrews and Glenrothes can be reached by car in approximately 20 minutes and regular bus services link to all these

towns. From Lower Largo, you can easily join the Fife Coastal Path, whilst the village's beach, boasting a sailing club, and scenic rural surroundings, including nearby Letham Glen, promise beautiful settings for outdoor pursuits. Numerous golf courses can also be found close by. Primary education is provided in the village, with secondary education located in several nearby towns, including Leven, Glenrothes and Anstruther. Fife also boasts several highly-rated independent schools. Major road links connect the village to cities across the Central Belt, with the capital reached in an hour, and excellent rail services run from Kirkcaldy twelve miles away.



Thorntons

The right way to move

► Our Branches

ANSTRUTHER

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

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

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

CUPAR

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

DUNDEE

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

EDINBURGH

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

FORFAR

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

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montrosea@thorntons-law.co.uk

PERTH

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

ST ANDREWS

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

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



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract.
All sizes are approximate.