



Offers Over £375,000
9 Seatoun Place



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Seatoun Place

Lower Largo, Leven, KY8 6BL

A COMPLETE CHANGE OF PACE, this Fabulous TOWNHOUSE is positioned above the banks of the Keil Burn with glorious commanding views through the viaduct to the historic Lower Largo Harbour and beautiful Largo Bay. Positioned within a stones throw of the wonderful Largo Beach and the Fife Coastal Path, within walking distance of Golf Courses, pubs, restaurants and many other amenities. The accommodation boasts much charm and character comprising: Hall, Lounge, second public room (or fourth bedroom), three excellent sized double bedrooms, upstairs family bathroom and downstairs Cloakroom WC, Gardens, generous Private Parking. A Family Home offering the most beautiful and tranquil of locations. LIFE AT ITS BEST.





General

Set in the beautiful East Neuk of Fife, the ancient village of Lower Largo with Lundin Links is a peaceful yet thriving community ideal for leisure, relaxation and family life. Lower Largo is famous for its ancient Harbour, quaint historic streets and fabulous coast line. In addition to beautiful scenic beach/sea views the property over looks the Keil Burn, which is home to a rich variety of bird life including ducks, herons and even the occasional Kingfisher (Mere yards from the property). Many different sea birds as well as seals can be seen perching or basking on nearby rocks.

Facilities

The village boasts two prestigious Hotels, The Old Manor in Lundin Links and The Crusoe Hotel at Largo Harbour both of which have fantastic sea views and offer a wide range of excellent food including bar meals. Both provide comfortable accommodation. Near by is the Railway Inn, a village institution offering great ales, character, history and atmosphere. Additionally there are charming Cafes/coffee shops, a renowned butcher/baker, Chemist, Convenience Stores and a popular Library and community venue.

Activities

Residents are spoiled for activities, the villages include two Golf courses, the famous Lundin Golf Course and Lundin Ladies Golf Course, the new Dumbarnie Links is five minutes drive away and a multitude of courses at St. Andrews are 20 minutes by car. Tennis, Squash and Table Tennis are all available at Lundin Sports Club and the busy Largo Sailing Club is only a two minutes walk away. (The annual regatta attracts Visitors from far and wide). Lundin Bowling Club is well used all season and like most local clubs welcomes visitors. There is also

thriving indoors activates include Bridge, badminton, yoga and Pilates within the village. Arts are a big part of village life with many local artists producing outstanding work. Largo Arts Week is amazingly popular with both locals and visitors. The village halls are regularly used for entertainment including splendid productions from the Lundie Theatre Group.

Education

The Villages are served by the well respected Lundin Mill Primary School, with the catchment area for secondary schooling at the prestigious Waid Academy in Anstruther

Commuting

Great for commuting to all Fife Towns, Edinburgh and Dundee. St. Andrews is twenty minutes drive, Leven is only 10 minutes away. The village has an excellent local bus service with connections to Dundee, Edinburgh and Glasgow. In June 2024 Leven Railway Station reopened with a one hour (approx) connection to Edinburgh. Further expansion of the service is due in 2025.

Life Style

As well as observing or opting into the close hand activities, the village location and the property itself offer potential buyers a change of pace, a chance to relax into a more peaceful tranquil and reflective lifestyle.

Hall

Access to this unique family home is through an attractive timber and glazed external door. The hall has internal doors leading to the dining room and the downstairs Cloakroom WC. The stair case rises to the upper level. Cupboard allows for storage.



Dining Room / Second Lounge

The Dining Room is positioned on the ground floor to the front of the property and has a large fifteen pane window formation over looking the front terraced garden, the Kiel Burn and onto the Viaduct. A second internal door leads to the kitchen. This room can successfully function as a lounge or dining room.

Kitchen

The kitchen has been remodelled and enjoys a good supply of high end, gloss finished floor and wall storage units, drawer units, display cabinets, contrasting marble effect wipe clean work surfaces with inset one and a half basin stainless steel sink, drainer and mixer taps. Tiled splash backs. Range cooker with double oven and extended overhead extractor. Built in wine storage, window formation and door exit to the rear garden.

Cloakroom WC

A handy downstairs Cloakroom WC, two piece suite comprises low flush WC and pedestal wash hand basin.

First Floor

Stairs and Landing

A wide staircase rises to the First Floor landing. Internal doors lead to the lounge and Bedroom Three. Window formation looks to the front of the property. The staircase continues on to the upper Level

Lounge (Or Fourth Bedroom)

The Lounge is positioned to the front of the property, the window formation enjoys a fabulous outlook over the Keil Burn, the Viaduct, onward to the villages

ancient harbour, sea views and as far as the East Lothian coast. This room, presently being utilised as a lounge could easily form a fourth bedroom.

Bedroom Three

Bedroom Three is positioned on the third floor to the rear of the property. Window formation over looks the rear gardens and private parking area. A good sized double bedroom. Two large cupboards allow for excellent storage.

Second Floor

Stairs and Second Floor Landing

The staircase continues on to the upper level. The second floor landing has internal doors leading to two further double bedrooms and the family bathroom. Ceiling hatch access the attic space.

Bedroom One

An excellent sized double bedroom, positioned to the front of the property with window formation offering wonderful, commanding views over the Kiel Burn, the Viaduct and on towards the harbour and Largo Bay beyond. Deep cupboard plus additional built in double wardrobe offer excellent storage.

Bedroom Two

This double bedroom is positioned on the upper floor to the rear of the property. Window formation offers views of the rear garden and private parking area. Cupboard allows for storage.

Family Bathroom





The family bathroom is extensively tiled, three piece suite comprises Low flush WC (with concealed cistern) and wash hand basin set into a tasteful vanity unit plus a full sized panel bath with wall mounted shower above. Chrome finished ladder style heated towel rail. Eye level opaque glazed window.

Gardens

The private garden to the front of the property forms an ideal terrace patio, over looking the Kiel Burn and onto the Viaduct. A further garden and private parking area (for up to two cars) is located to the rear of the property. An additional area of ground to the south of the property is shared with neighbours and is ideal for picnics and barbecues.

Heating and Glazing

Gas Central Heating, Double Glazing

Contact Details

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SONIC TAPE

All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error.

MEASUREMENTS

All measurements are approximate.

APPLIANCES/SERVICES

The mention of any appliances and/or services within these Sales Particulars does not imply they are in fully working order.

MORTGAGE & FINANCIAL ADVICE

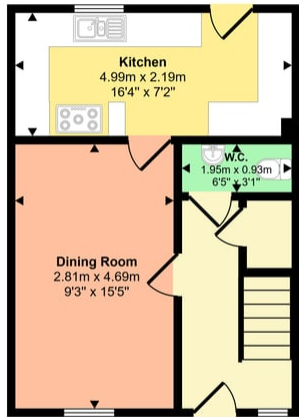
Qualified Mortgage and Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment telephone this office. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans are subject to status. Minimum age 18.

FREE VALUATION

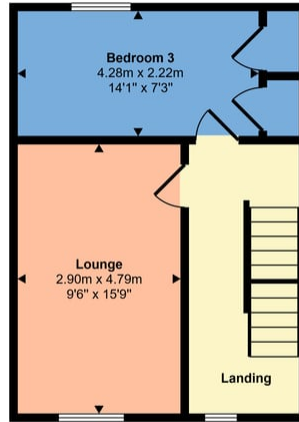
How much is your property worth?. We can provide you with the answer. We offer a free valuation service without cost or obligation. Please call this office for an appointment.



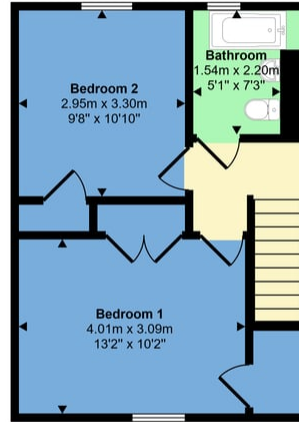
Approx Gross Internal Area
107 sq m / 1147 sq ft



Ground Floor
Approx 35 sq m / 377 sq ft

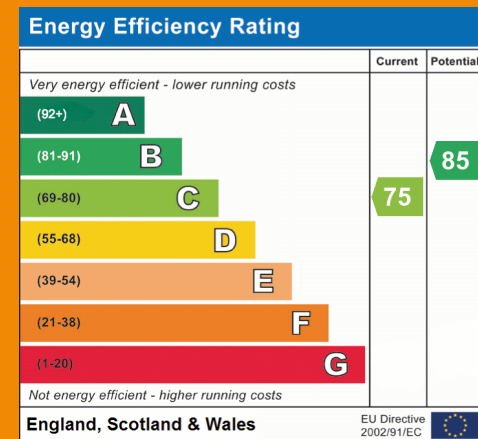


First Floor
Approx 36 sq m / 385 sq ft



Second Floor
Approx 36 sq m / 385 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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