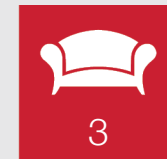




## 36 Church Place, Upper Largo

Leven, Fife, KY8 6EH







This charming three-bedroom, two-bathroom detached bungalow is peacefully situated close to the coast. It pleasantly faces the historic village church, while the south-facing rear boasts a lovingly maintained garden with sea views. Additionally, there is excellent private parking available. This wonderfully light and airy contemporary home offers exceptional flexibility and practicality, making it ideal for families. A tasteful interior is achieved through subtle décor, warmly enhanced by wood-toned finishes.

A vestibule and hall (complete with storage) welcome you inside, and the generous proportions become immediately apparent. Leading off the hall are the living and dining rooms, which are openly connected, south-facing, and provide coastal views along with garden access. An open fire in the multi-aspect living room serves as an attractive focal point. The breakfast kitchen is accessible from the hall via a large dual-aspect study/snug and a utility room with driveway access. It showcases a stylish yet understated design and is well-equipped with storage and workspace.

## Features

- Tranquil village setting with sea views
- Spacious detached bungalow with tasteful décor
- Vestibule and entrance hall with storage
- Sunny open-plan living and dining rooms with garden access
- Well-equipped breakfast kitchen with external access via a utility room
- Multi-purpose sunroom open to the kitchen
- Bright and spacious study/snug
- Three double bedrooms with storage
- Shower room in the principal suite
- Luxury bathroom with bath and separate shower
- Beautiful south-facing enclosed garden
- Large private driveway and detached single garage
- Gas central heating and double-glazing







“The spacious and versatile home is complemented by superb private parking and an idyllic south-facing garden with sea views.”







A Rayburn range cooker adds a touch of country charm, and a dishwasher, double oven, and induction hob with a striking hood are neatly integrated. There is also a tall fridge freezer, and in the utility room, an undercounter washing machine. Adjoining the kitchen is an airy, south-facing sunroom with garden access, perfect for casual dining, a snug, or a playroom. All three double bedrooms benefit from fitted wardrobes, including the impressive principal bedroom, which features an en-suite shower room with a rainfall shower. Lastly, a luxurious bathroom boasts a bath, a separate shower, and excellent linen storage. Gas central heating and full double glazing keep the property warm and efficient.

Outside, the expansive enclosed rear garden provides a secluded retreat thoughtfully landscaped with sunny seating areas for enjoying the coastal views. Beautiful planting includes a summer-blooming wisteria, and a peach tree planted within a greenhouse. The front features a multi-vehicle driveway leading to a detached single garage.

Extras: The sale includes all fitted flooring, curtains, light fixtures, and all integrated/freestanding appliances, including the Rayburn.









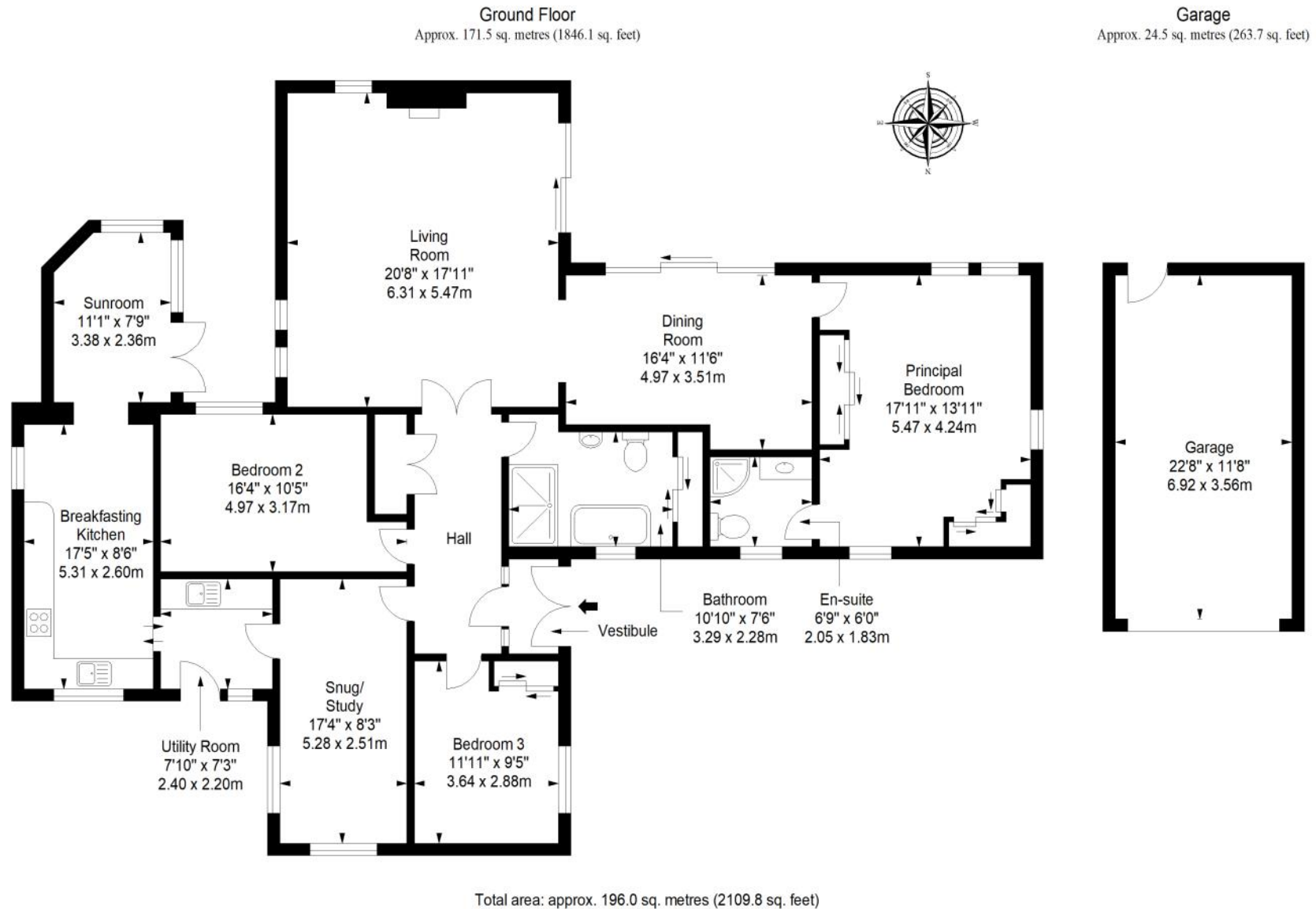
## Upper Largo, Fife

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 Dunbarnie Links. 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 Leven.

# Floorplan







# Thorntons

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