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Solicitors & Estate Agents

40 & 42 MAIN STREET, LOWER LARGO, LEVEN, KY8 6BT



MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT THIS RARE OPPORTUNITY IN LOWER LARGO.

Two detached properties. One exceptional coastal setting. Direct access to the beach. Endless possibilities. A true labour of Love for the right buyer...is this you? These properties have remained in the same family for 100 years or more until now. Did I mention the views? Come see for yourself.

Opportunities like this are rarely available. Occupying a remarkable seafront position in the historic East Neuk village of Lower Largo, this distinctive offering comprises two detached properties set within shared garden grounds, with stone steps leading directly from the garden to the beach. With views across the Firth of Forth and the shoreline quite literally at the bottom of the garden, the setting is undoubtedly the defining feature.





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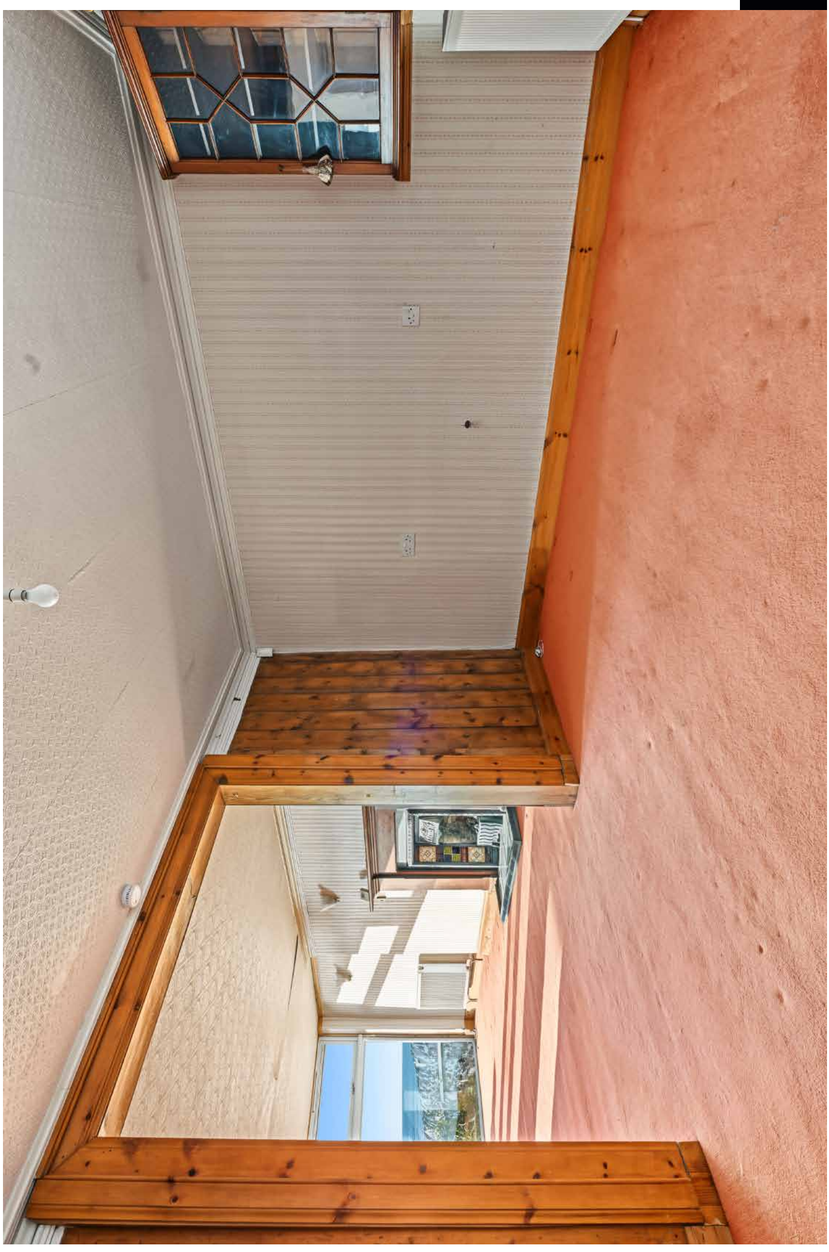
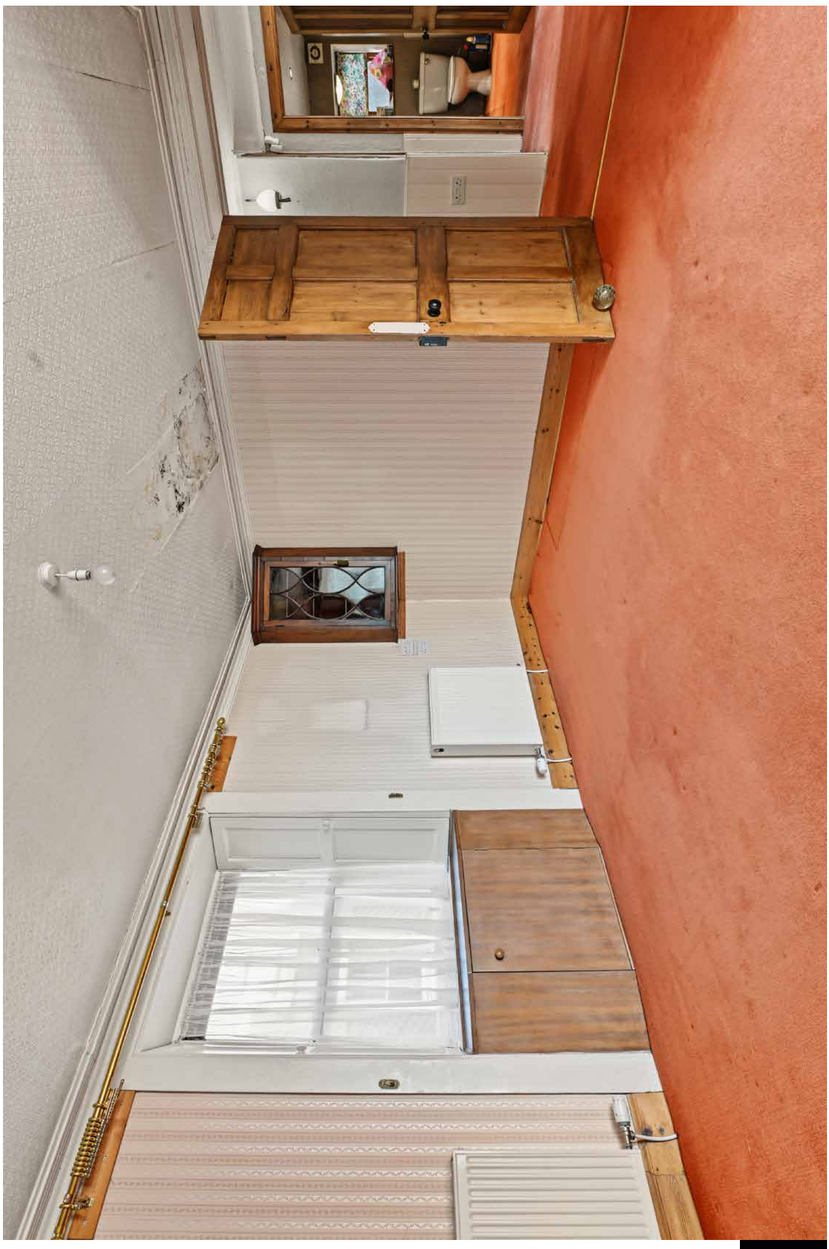
The principal property is a charming two-storey detached house, believed to date from around 1850, offering approximately 123 sq m of accommodation, excluding a further 21 sq m conservatory. The layout provides considerable flexibility, with an entrance hall, generous living/dining room, kitchen, conservatory, utility room, bathroom and bedroom on the ground floor. The living/dining room provides a natural focal point for the house and benefits from a gas fire.












BOSCH

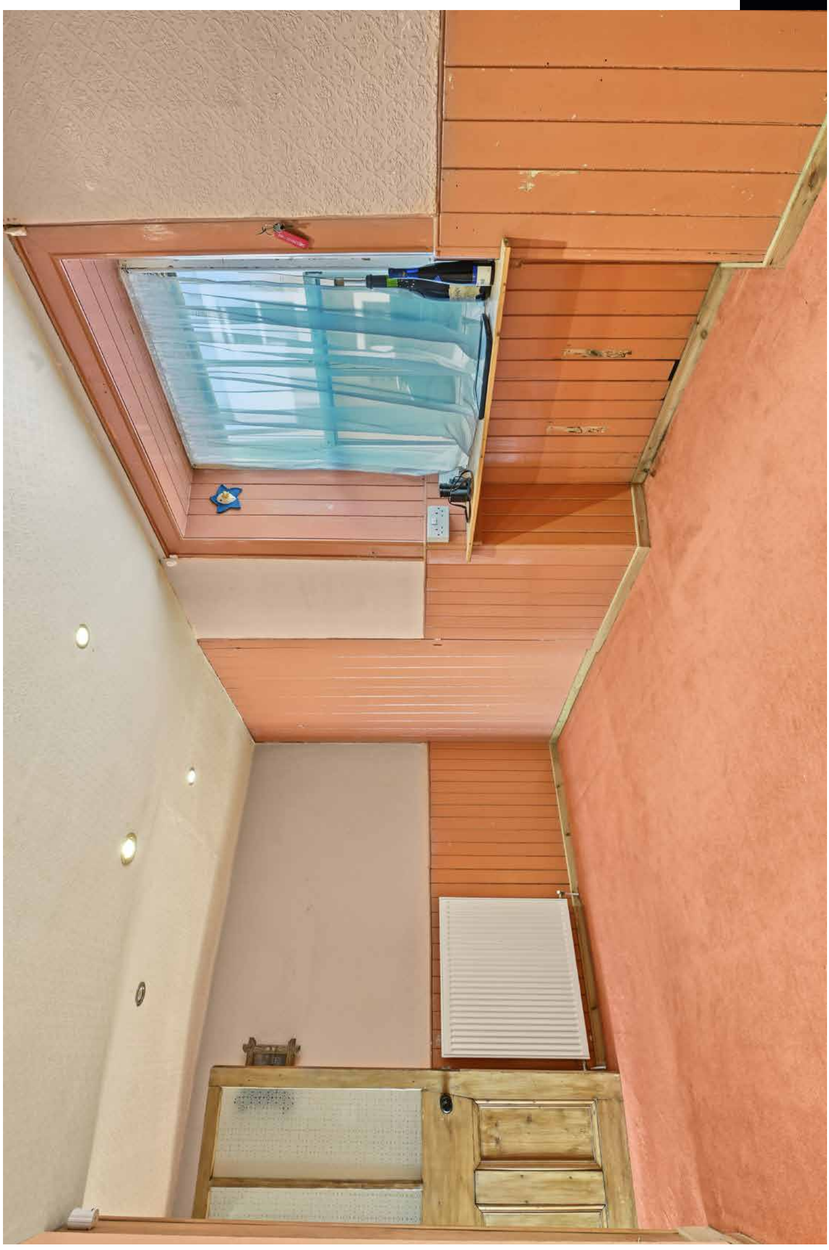


















The rear conservatory offers an additional space from which to enjoy the garden and coastal surroundings.



Upstairs, there are two further bedrooms, one with an ensuite shower room, together with a separate WC off the landing. The accommodation retains the character associated with an older seaside property, while presenting scope for improvement and modernisation to create a particularly appealing home.



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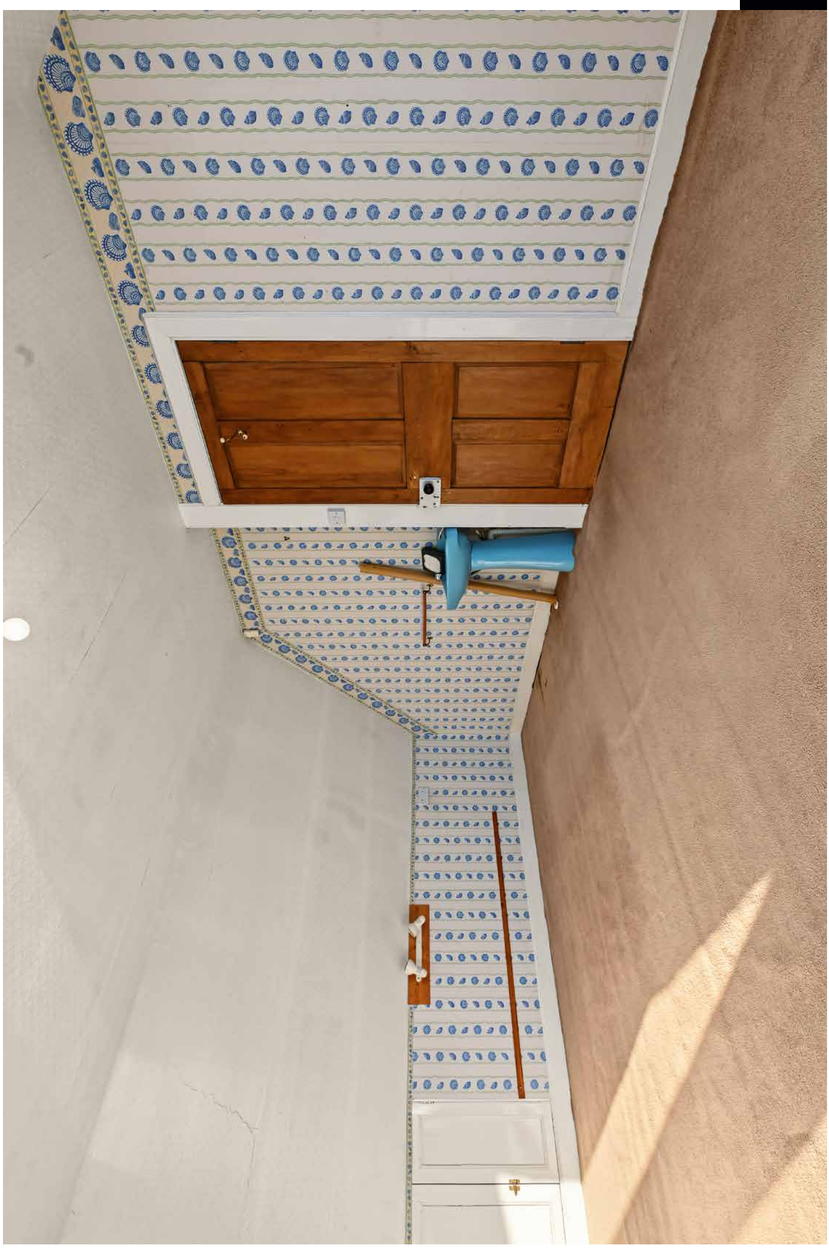
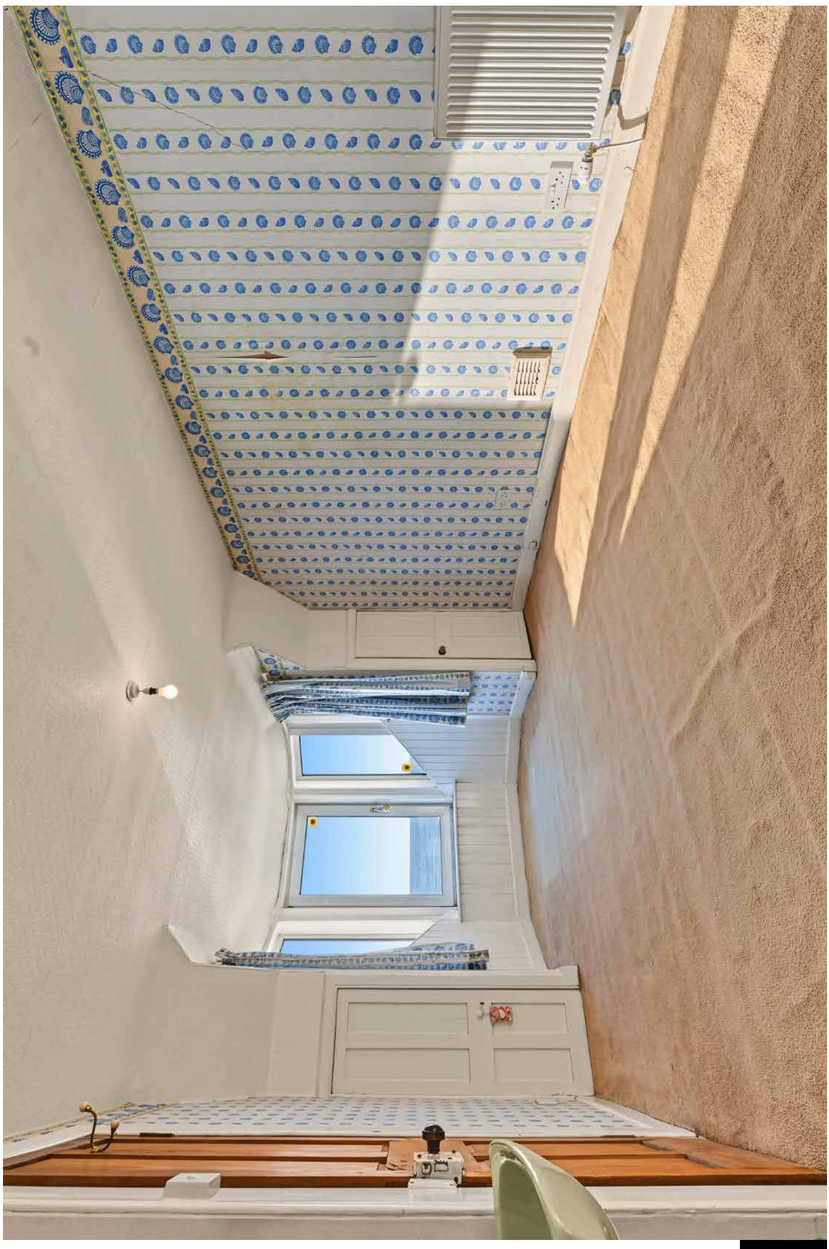
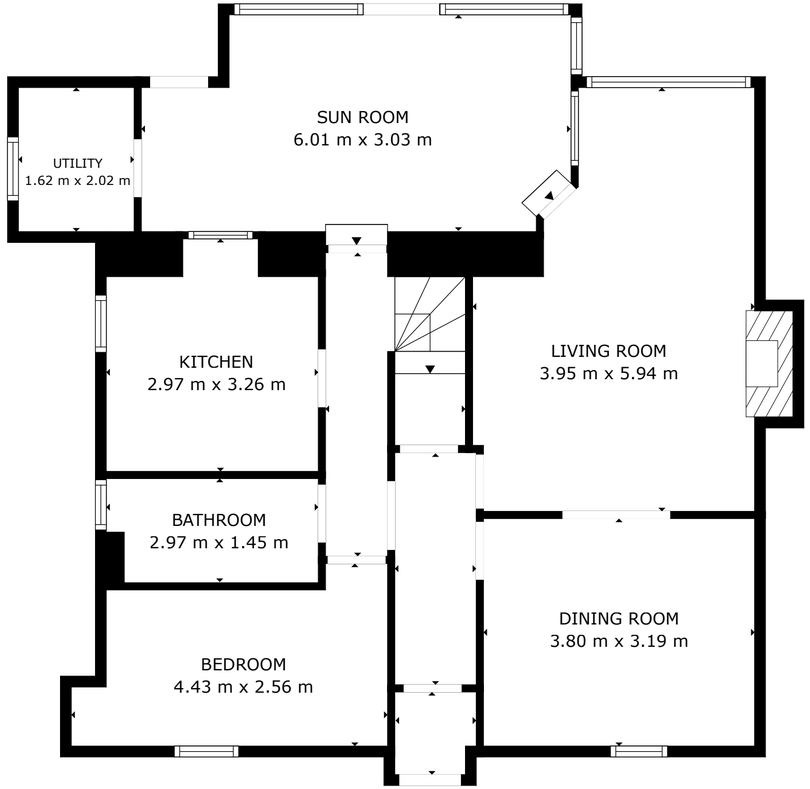




FLOOR PLAN
& DIMENSIONS



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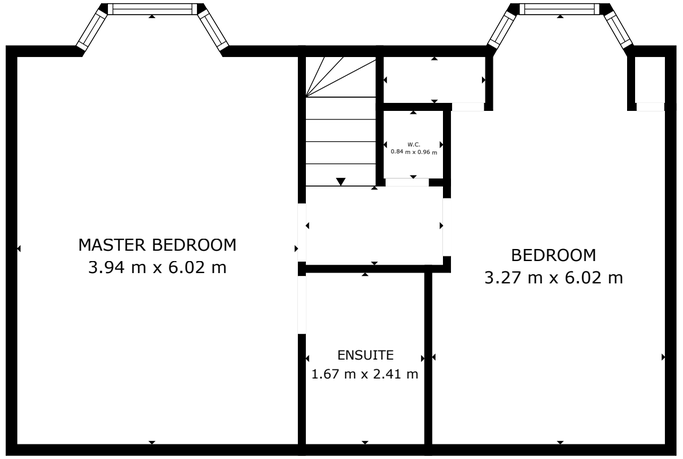
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 144m^2 | EPC Rating: D





The second property is a detached bungalow, believed to date from around 1910. Offering independent accommodation comprising an entrance hall, kitchen/living room, bedroom and shower room, it provides an exciting additional dimension to the overall purchase.
Whether retained as guest accommodation for visiting family and friends, used as a private retreat, or explored as a potential holiday letting opportunity, the bungalow offers versatility and the possibility of generating an additional income, subject to the necessary consents and requirements.
It has its own gas-fired central heating system.





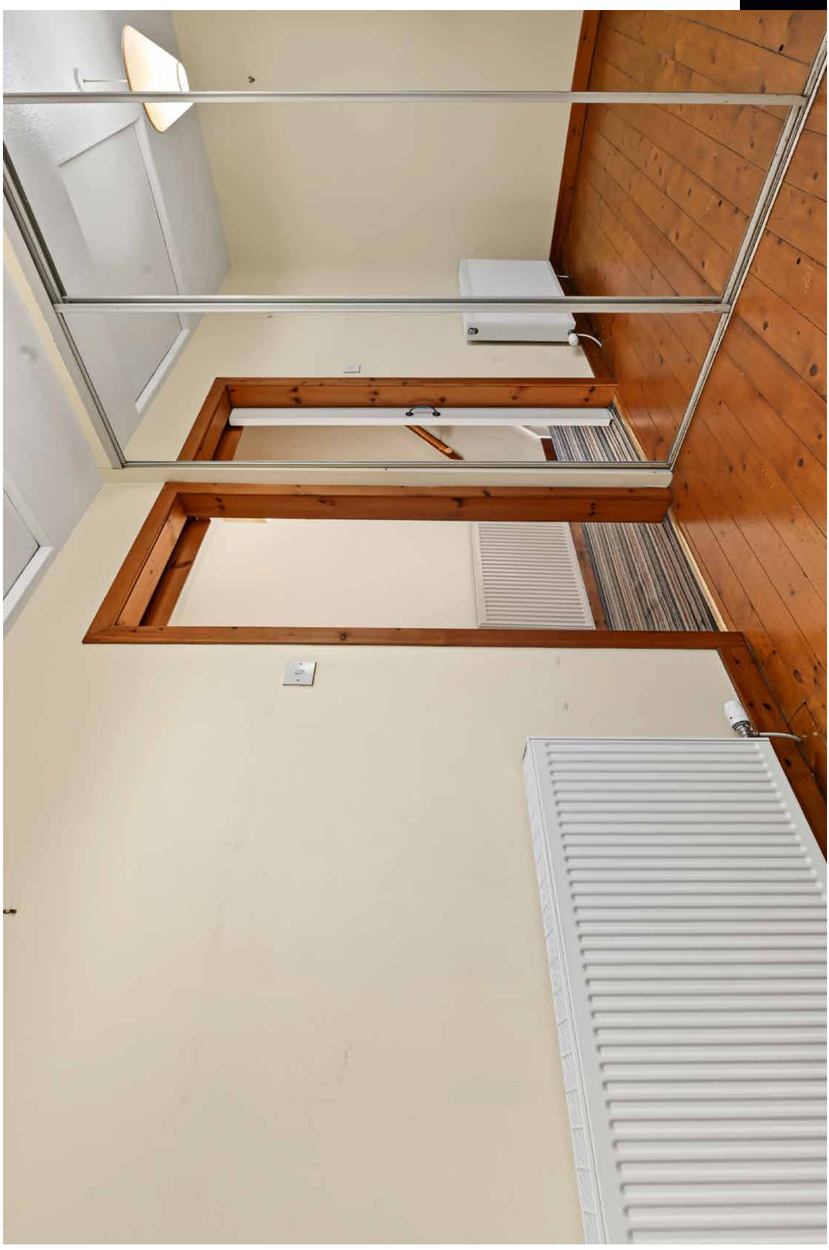


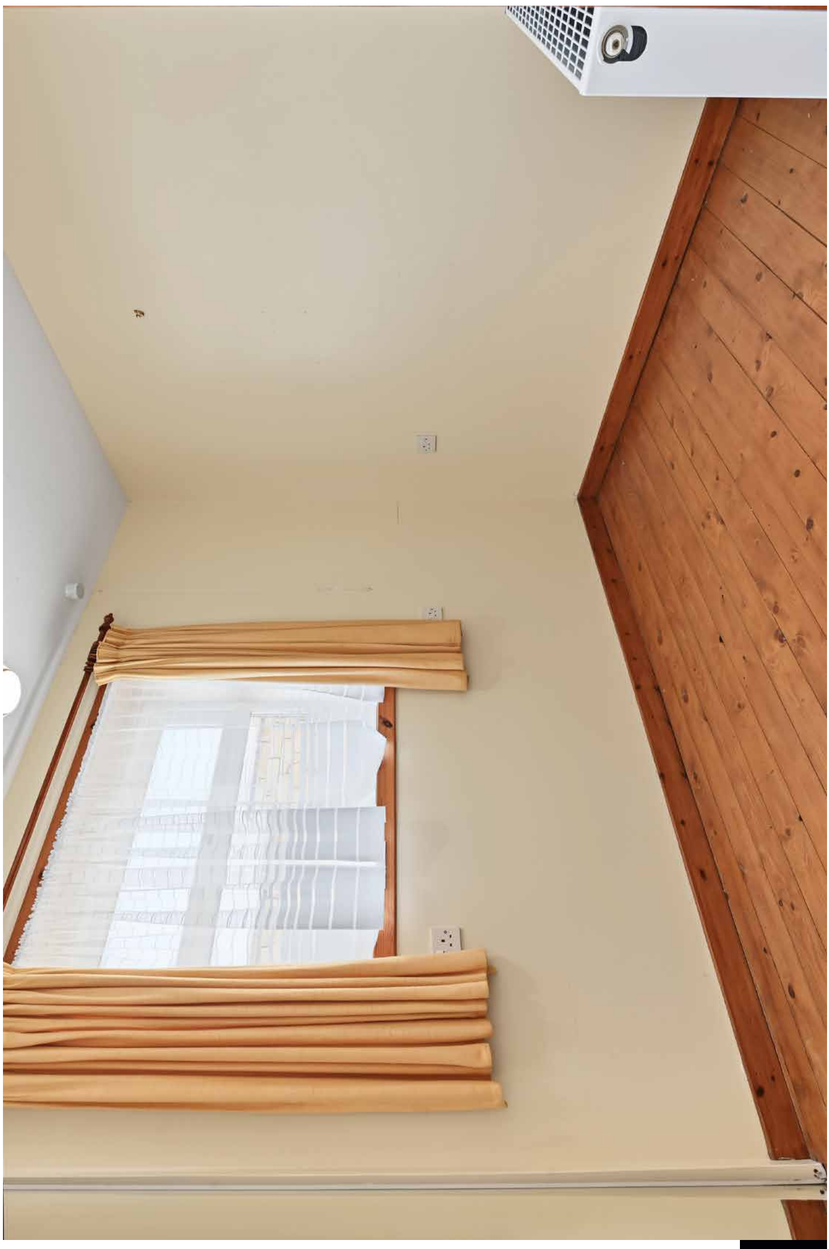








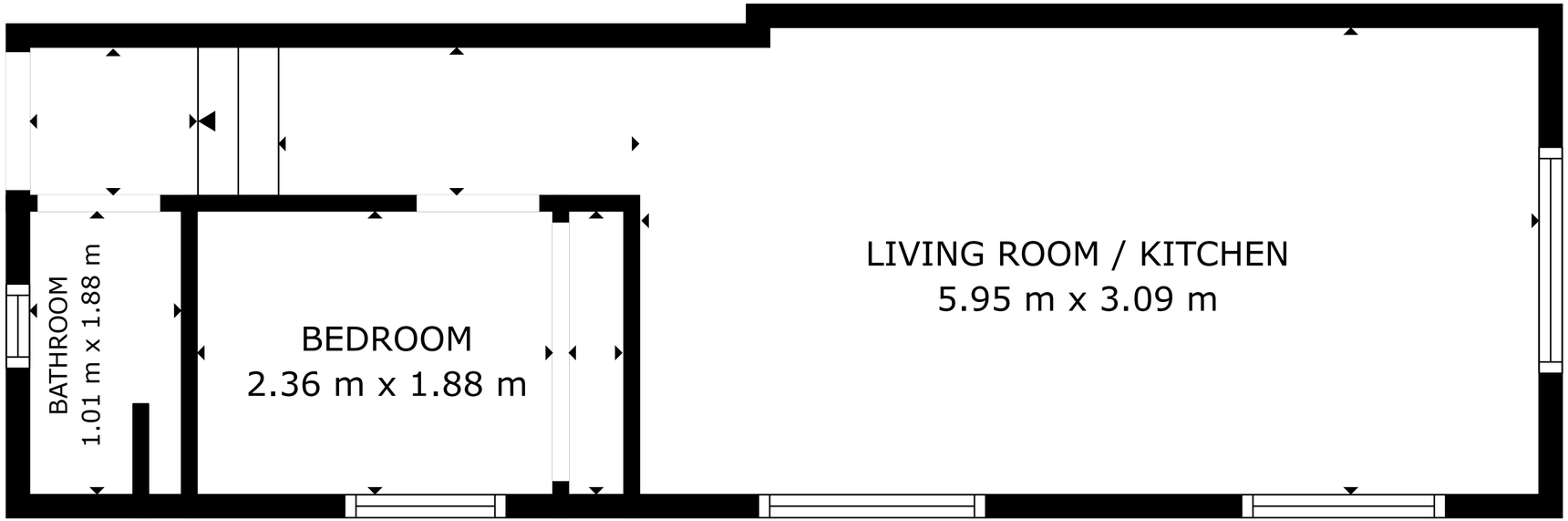




FLOOR PLAN
& DIMENSIONS

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 31m^2 | EPC Rating: D



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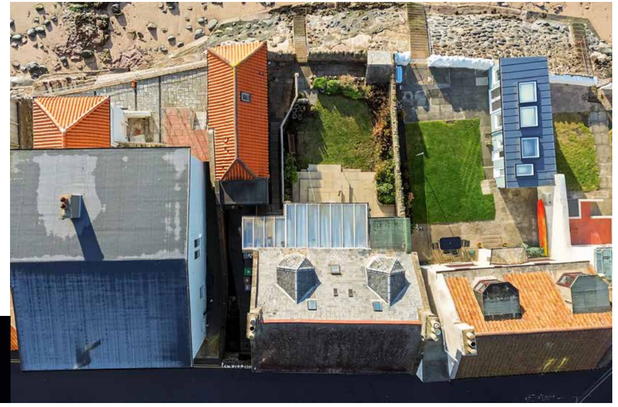


The properties occupy shared garden grounds, incorporating areas of lawn, paving and planting, with stone and brick boundary walls. A timber shed provides useful external storage. Most importantly, concrete steps at the foot of the garden lead directly onto the beach, creating an exceptionally close connection with the shoreline.

It is important to recognise that both properties would benefit from upgrading and investment. This is not a turn-key purchase, but rather an opportunity to take two individual buildings in an enviable position and shape them into something quite special. The scope to create a characterful coastal residence alongside separate guest accommodation, with potential for a supplementary rental income, makes this a proposition that deserves serious consideration.

For those seeking something beyond the conventional property purchase, this is an opportunity to establish a home, lifestyle and potentially a business in one of the East Neuk of Fife's most appealing coastal villages.





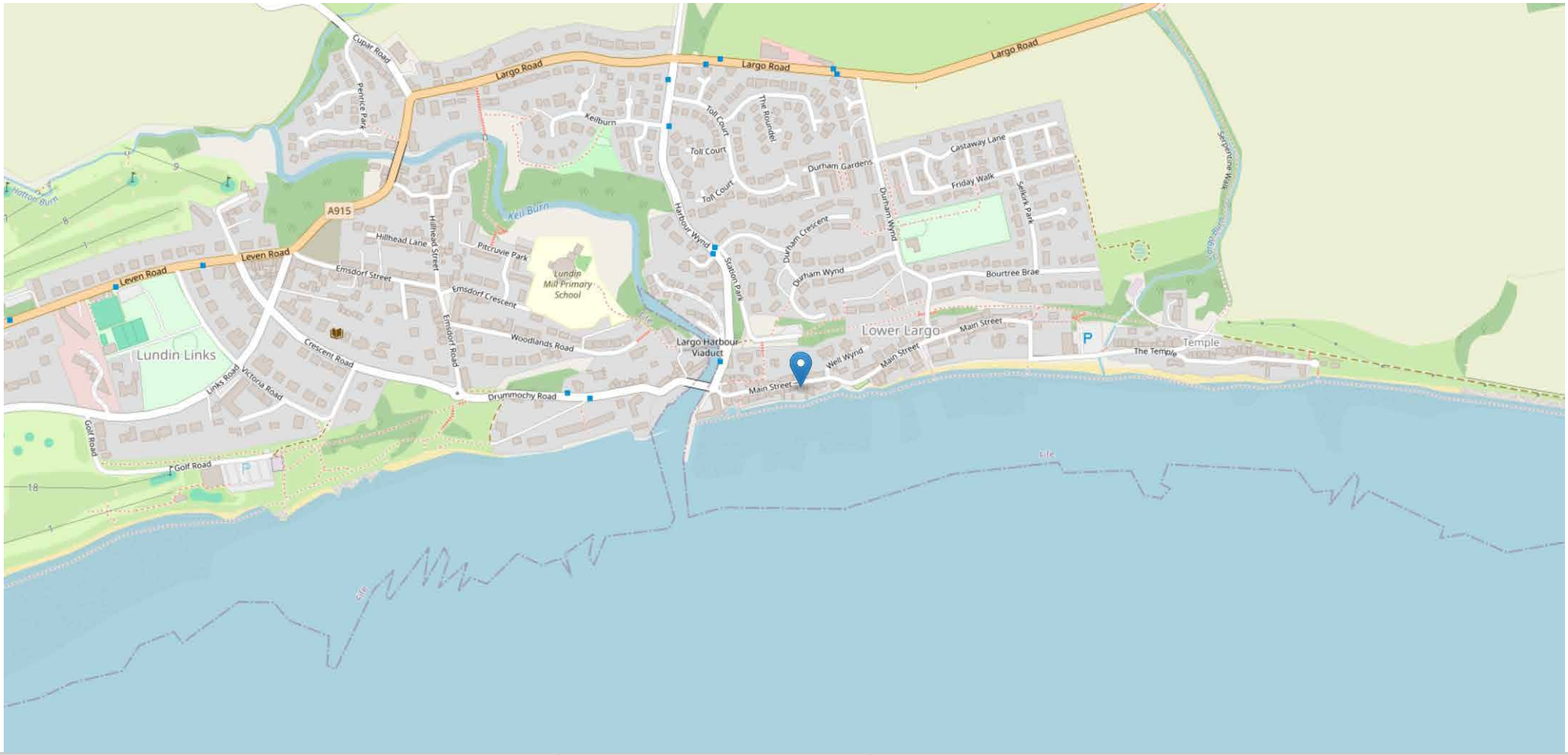
LOWER LARGO IS ONE OF THE BEST-KNOWN VILLAGES ALONG THE EAST NEUK OF FIFE COASTLINE, COMBINING HISTORIC CHARACTER, TRADITIONAL ARCHITECTURE AND AN ATTRACTIVE BEACHFRONT SETTING.

The village is particularly distinctive for its relationship with the sea, with a picturesque harbour, sandy shoreline and a network of coastal walks forming an integral part of everyday life. Local amenities include a selection of shops, cafés, restaurants and public houses, with further facilities available in nearby Leven and the surrounding East Neuk villages. The wider area offers an excellent choice of coastal destinations, including Elie, St Monans, Pittenweem and Anstruther. St Andrews is also readily accessible, providing a wider range of shopping, leisure, educational and cultural facilities. For those drawn to coastal living, Lower Largo offers a particularly appealing combination of village community, natural beauty and access to the Fife coastline.




CRUISE HOTEL





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