




McEwan Fraser Legal

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38 Drummochy Road

LOWER LARGO, EAST NEUK, LEVEN, FIFE, KY8 6BZ



LEVEN

FIFE, KY8 6BZ

Lower Largo has an excellent range of diversity with rolling hills and pasture, miles of coastline and pretty East Neuk villages. It takes only minutes to walk from Harbour Wynd to the beach and Harbour in the fishing village of Lower Largo. Fife offers an excellent selection of restaurants and places to eat with award-winning and renowned local produce and is renowned as one of Scotland's most magnificent and inspiring areas providing something for everyone, whether that is adventure, exploring, relaxing, nature or history where in actual fact, lower Largo is the home of Alexander Selkirk who was the fictional 'Robinson Crusoe' in Daniel Defoe's novel 'Robinson Crusoe'. A statue of Robinson Crusoe is also erected on the site of the home of Alexander Selkirk.

Lower Largo also has Largo Bay Sailing Club, which attracts sailors from all over and is very well known. The Crusoe Hotel is situated on the Harbour and offers a bistro, restaurant and pub as well as accommodation. The area is extremely popular for holidaymakers from all over the world and there are a number of holiday homes here. The area also offers complete escapism and a variety of outdoor pursuits such as walking, cycling, golf courses, hiking, bird watching and contains a rich and diverse range of wildlife. Shooting and fishing are available on many nearby estates.

This particular area of Fife offers a diverse range of outdoor activities including golf, water sports and cricket. Tennis, squash and fitness facilities can be found at Lundin Sports Club. The beaches within the East Neuk are superb while the East Fife coastal path extends for 78 miles, starting at the Forth Bridges and finishing beyond the Tay Bridges. The path offers spectacular views.

Lundin Links also offers services including primary school, Post Office and local shopping facilities. It is located approximately 12 miles from St Andrews, 30 miles from Perth and 38 miles from Edinburgh. Importantly for the commuter, there are train stations at nearby Cupar, Markinch and Kirkcaldy. Lundin Links is also a 20 minutes drive to the town of St Andrews, home to the famous Old Course Golf Course and the well known St Andrews University.

38 DRUMMOCHY ROAD

LEVEN, FIFE, KY8 6BZ

38 Drummochy road is a stunning family villa and is very rarely available. It has been restored to enhance its distinctive features whilst offering the best of contemporary family living. The property has many beautiful features including cornice. The spacious property is formed over two levels and offers extensive family accommodation. Viewing is highly recommended to appreciate this beautiful property.

Access to this most impressive villa is to the front with a feature glass door leading to the welcoming traditional reception hallway with stairs leading to the upper level.

There are two grand principle rooms to the ground floor level providing flexible accommodation and a second reception room/family room on the same level. The spacious formal lounge is located to the front of the property with an attractive outlook to the front flooding the room with natural light and working fire. The master bedroom with ensuite is located at the opposite side of the lounge. The kitchen which includes an excellent range of floor and wall mounted units, and access to the rear gardens.

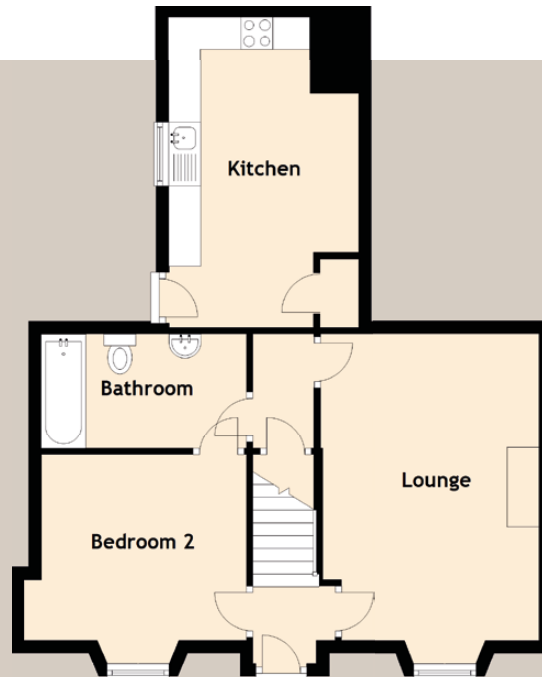
The upper level is reached by a sweeping staircase to the spacious landing where there is a fabulous master bedroom which has built-in wardrobes as well as ample space for free standing furniture. There is a further double bedroom with stunning views across Fife. The beautiful modern three piece family bathroom completes the accommodation internally.

The property further benefits from gas central heating throughout. The rear gardens are low maintenance with an abundance of plants and decking areas for outdoor alfresco dining.





GROUND FLOOR



Approximate Dimensions (Taken from the widest point)

Ground Floor

| | |
|-----------|-------------------------------|
| Lounge | 4.90m (16'1") x 3.43m (11'3") |
| Kitchen | 4.87m (16') x 2.98m (9'9") |
| Bedroom 2 | 3.31m (10'10") x 2.91m (9'7") |
| Bathroom | 3.22m (10'7") x 1.52m (5') |

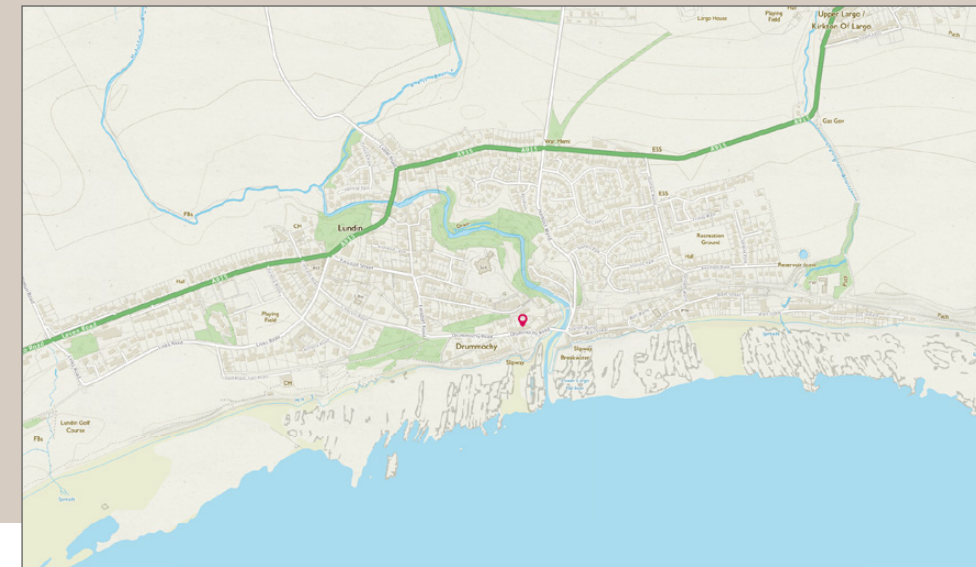
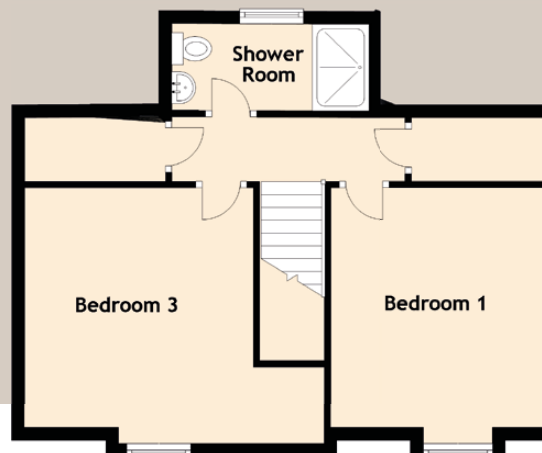
First Floor

| | |
|-------------|-------------------------------|
| Bedroom 1 | 3.77m (12'4") x 3.50m (11'6") |
| Bedroom 3 | 4.10m (13'5") x 3.70m (12'2") |
| Shower Room | 3.07m (10'1") x 1.36m (4'6") |

Gross internal floor area (m²): 90m² | EPC Rating: E

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

FIRST FLOOR






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