




McEwan Fraser Legal

Solicitors & Estate Agents

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4 Church Place

UPPER LARGO, FIFE, KY8 6EH

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Upper Largo is a village in the parish of Largo, near the East Neuk of Fife, Scotland. It rests on the southern slopes of Largo Law and half a mile north of Largo Bay and the rather larger village of Lower Largo. It is the home of Largo Cricket Club. Nestled below Largo Law, overlooking the Firth of Forth, Upper Largo is a popular and sought after village with a primary school, a cricket club and the popular Upper Largo Hotel.

A short walk to Lower Largo accesses the beautiful beach, coastal walks, and sailing club. Nearby Lundin Links has many excellent facilities including shops, a post office, the Golf Club, a ladies 9 hole course, and a sports club. Upper Largo forms part of the East Neuk of Fife, Famous for its many picturesque fishing villages and also for its many fine golf courses. The university town of St Andrews is just 12 miles away and Edinburgh 44 miles.

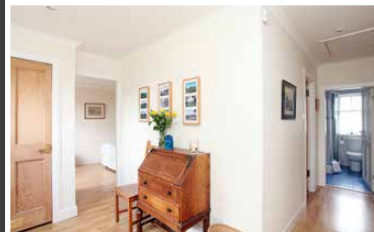


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CHURCH PLACE

4 Church Place is a desirable two bedroom semi-detached cottage in the ever popular Upper Largo. The cottage offers accommodation over a single level. The front door opens to the hall with laminate flooring and subtle detailing such as the cornice. The lounge has a front facing window along with three '15 pane' glazed doors adding to the natural light within this charming cottage. The elegant lounge provides sufficient space for a dining table and chairs as well as the soft furnishings. One of the '15 pane' glazed doors opens to the kitchen. The kitchen offers ample floor and wall units with co-ordinating worktops and a tiled back-splash. It is plumbed for a washing machine and has a cooker hood, built in electric oven and a gas hob. From here a door leads to the garden. Two bedrooms and the shower room complete the accommodation on offer. The shower room holds a WC, wash hand basin and vanity unit and a large shower enclosure with glazed panels and doors.

Externally the house opens from the road and to the rear is the most charming cottage garden. The garden is enclosed by wooden fencing and 'hardscaping' includes a meandering path and patio area.



LOUNGE & KITCHEN



SPECIFICATIONS

DIMENSIONS/FLOOR PLAN/LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.20m (10'6")
Kitchen	3.50m (11'6") x 2.30m (7'7")
Bedroom 1	4.90m (16'1") x 2.80m (9'2")
Bedroom 2	2.65m (8'8") x 2.45m (8')
Shower Room	2.30m (7'7") x 1.50m (4'11")

Gross internal floor area (m²): 56m²

EPC Rating: D





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Part
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