




McEwan Fraser Legal

Solicitors & Estate Agents

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7 Harbour Wynd

LOWER LARGO, FIFE, KY8 6DT

THE LOCATION

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.



LOWER LARGO BEACH, LUNDIN LINKS GOLF CLUB, LOWER LARGO VIADUCT & ROBINSON CRUSOE.

7 HARBOUR WYND

Harbour Wynd sits just minutes from the beach in this ever-popular coastal destination.

This extensive bungalow is quite unique in the area and offers spacious and flexible accommodation for the growing family or for extended families or a home-based business including AirBNB. An opportunity exists for independent living in a "granny flat" or "teenager flat".

This would also be an excellent property from which to run a business from home (subject to any necessary consents) i.e., Air B&B, Accountancy or other professional business or a nail or beauty salon, for example.

This versatile property currently consists of six bedrooms and three public rooms, a good sized kitchen and a large utility room, creating a family home of merit. Add to this a family bathroom and two en-suite shower rooms, you

have all the comfort families require. Some upgrading is required and this is reflected in the price, creating an opportunity to add value and leave your mark on this super family home.

Most of the accommodation is on one level but there is a split-level from the dining room to one of the lounges and some stairs to the annexe. A balcony on the main floor provides the perfect spot to watch the sun go down. Externally, there is parking to the front of the house with a terraced border. To the rear is a gated drive leading to the garage and gardens. Parking is plentiful, another positive for running a home-based office or business. The garden includes a large swathe of lawn, mature hedging and trees. This is a home for those who enjoy entertaining, those who have extended families or simply discerning buyers who appreciate the size and scope on offer in this delightful location. There is no onward chain.







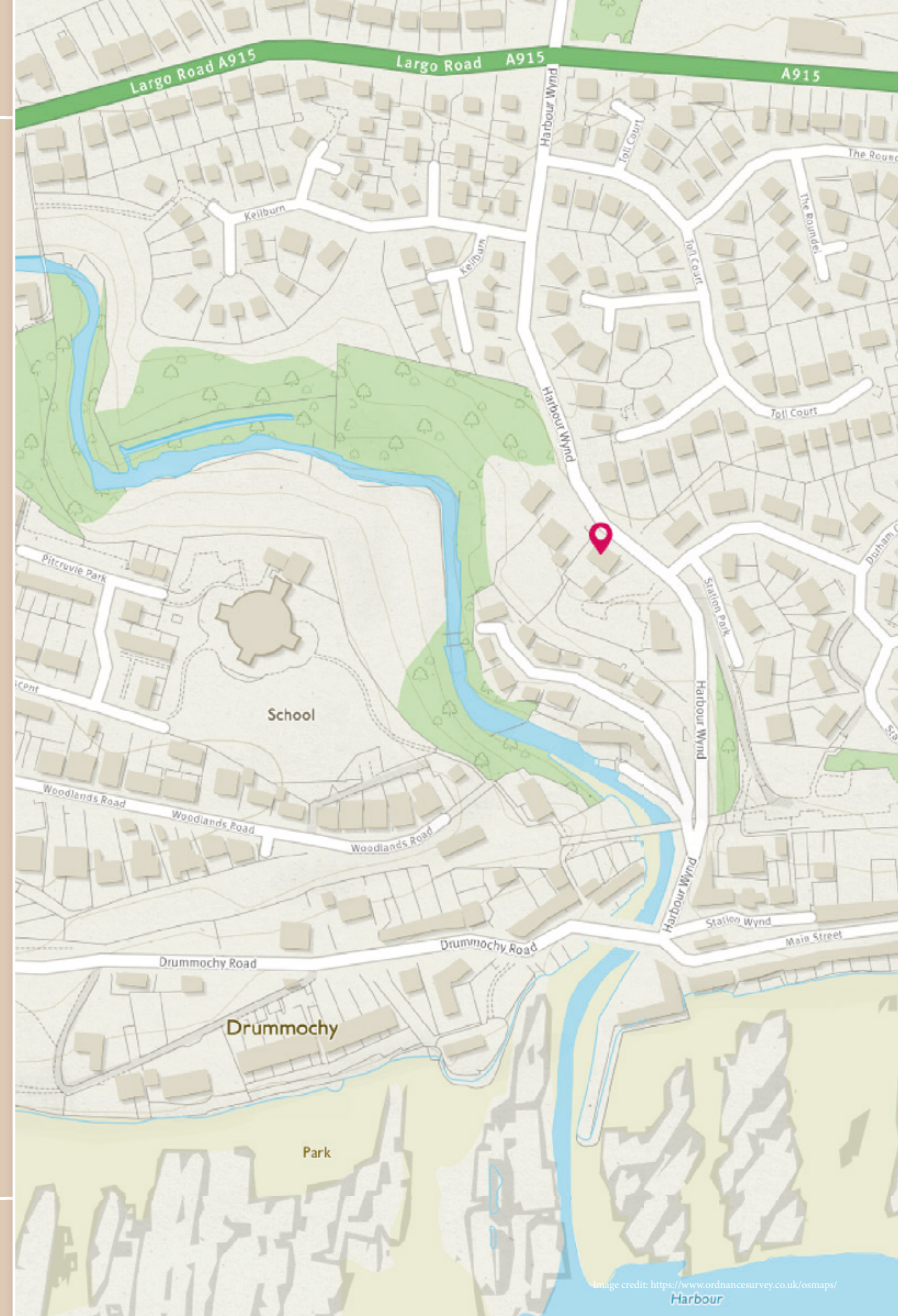
THE DETAILS

Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	7.45m (24'5") x 4.05m (13'3")
Sitting Room	5.30m (17'5") x 4.00m (13'1")
Dining Room	4.20m (13'9") x 3.60m (11'10")
Kitchen	3.80m (12'6") x 3.00m (9'10")
Utility	3.40m (11'2") x 3.10m (10'2")
Bedroom 1	4.15m (13'7") x 3.45m (11'4")
En-suite	1.80m (5'11") x 1.55m (5'1")
Bedroom 2	3.00m (9'10") x 2.50m (8'2")
Bedroom 3	3.00m (9'10") x 2.35m (7'9")
Bedroom 4	3.05m (10') x 3.00m (9'10")
Bedroom 5	4.40m (14'5") x 3.25m (10'8")
Bedroom 6	6.05m (19'10") x 4.70m (15'5")
En-suite	2.15m (7'1") x 1.70m (5'7")
Bathroom	2.50m (8'2") x 1.80m (5'11")
Garage	6.15m (20'2") x 6.15m (20'2")

Gross internal floor area (m²): 210m²

EPC Rating: C





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