

Bradburne & Co

Chartered Surveyors, Estate Agents

OUTSIDE

To the front is sitting area leading to a shared garden with brick built store and drying green. To the side is a public carpark with ample carparking.



Approximate Gross Internal Area = 73.2 sq m / 788 sq ft

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

ENTRY

Entry by mutual agreement.

SERVICES

Mains electricity, gas, water and drainage.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band D.

COUNCIL TAX

Council Tax Band C. The annual Council Tax payable at present is £1,480.81.

FIXTURES AND FITTINGS

All fitted floor coverings are included in the sale. Other moveable contents and fittings may be available by separate negotiation.

ASKING PRICE

Offers over £190,000 are invited.

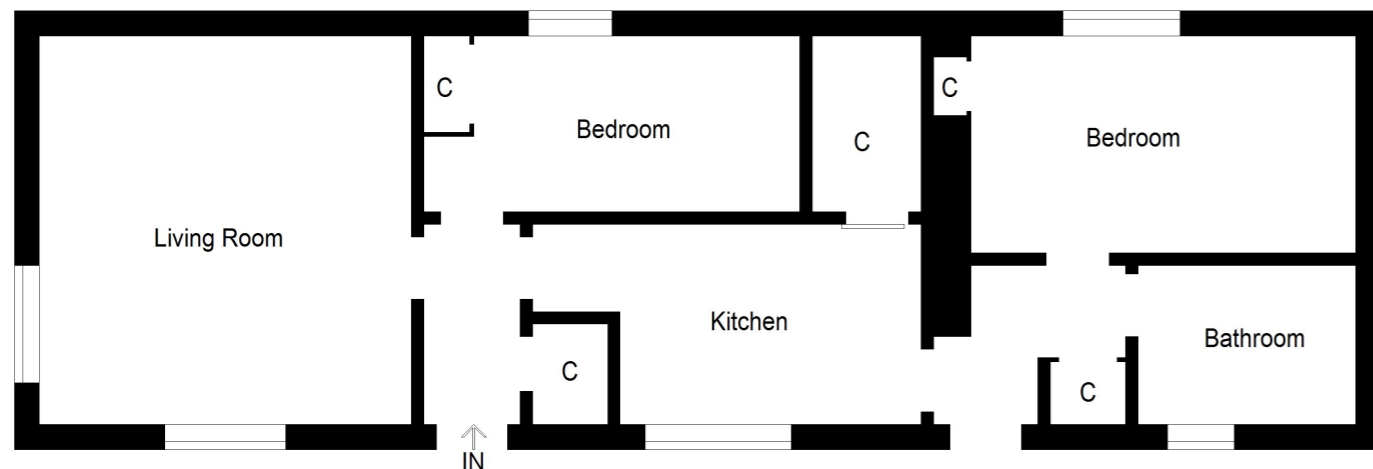
OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2020 Licence Number 100010747.



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St Andrews 11 miles

Dundee 23 miles

**88 Main Street,
Lower Largo, Fife**

Edinburgh 39 miles

Perth 40 miles



**MODERNISED COASTAL COTTAGE IN FASHIONABLE EAST NEUK VILLAGE
WITH VIEWS OVER THE FIRTH OF FORTH**

Accommodation:

Sitting Room, Kitchen,
2 Bedrooms, Bathroom

**Gas Central Heating
Double Glazing**

139 South Street St Andrews Fife KY16 9UN

Tel: 01334 479479 Fax: 01334 474399

Email: info@bradburne.co.uk Web: www.bradburne.co.uk

GENERAL DESCRIPTION

88 Main Street is a semi-detached cottage with views to the south over the firth of forth. The accommodation comprises a bright sitting room with picture windows, two bedrooms, modern kitchen and bathroom. Outside is a sitting area and shared garden with store. The cottage is double glazed and was re-roofed in recent years.

SITUATION

Lower Largo is an attractive coastal village with extensive beaches in a crescent bay. The village has a grocers shop, famous hotel, public house and gift shop. Lower Largo is also home to a popular sailing club.

Day to day amenities are available in the adjoining Lundin Links and Leven with three supermarkets and a leisure centre. The nearest train station is 8 miles distant at Markinch.

DIRECTIONS

From St Andrews follow the A915 towards Upper Largo. Turn right towards Lower Largo and first left in Lower Largo into Durham Wynd. Follow the road down the hill and 88 Main Street is at the T-Junction. To the side is a public carpark with ample carparking. For route planning the post code is KY8 6BP.

PARTICULARS OF SALE

The property is entered through a hard wood door into:

Hallway
2.26m x 1.15m
7'5" x 3'9"
Walk in cupboard housing *Vokera* boiler and carbon monoxide alarm. Radiator. Smoke alarm.

Sitting Room (S) (W)
4.6m x 4.37m
15' x 4'4"
Fireplace with tiled hearth. Radiator. TV point. Telephone point.



Kitchen (S)
3.6m x 2.18m
11'10" x 7'2"

Fitted wall and base units. Stainless steel sink and drainer. Electric hob. *Best* extractor hood. Integrated *Diplomat* electric oven, washing machine, *Sensordry* dryer and Currys essential dishwasher. Radiator. Smoke alarm.

Walk in cupboard
2.09m x 1.24m
6'10" x 4'1"

Daewoo fridge freezer. Hatch to attic.



Master Bedroom (N)
4.58m x 2.54m
15' x 8'4"
Built in wardrobe. Radiator.



Bedroom 2 (N)
4.42m x 2.1m
14'6" x 6'10"

Built in wardrobe with shelves and hanging space. Radiator. Telephone point.



Bathroom (S)
2.21m x 1.83m
7'3" x 6'

Bath with shower over. Wash hand basin. WC. Radiator. Heated towel rail.

