



113 Main Street, Lower Largo

Offers Over £299,000



113 Main Street

Lower Largo, Leven

Carol Lawton and RE/MAX Estates – Linlithgow proudly present this charming three-bedroom property, two of which benefit from their own en suites spacious lounge full of character, enclosed garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Entrance Hall

A lovely large character wood door with a glazed window bearing the property's name adds a charming and personal touch to the entrance. The area features carpet flooring and a central ceiling light, with access leading directly to the lounge and upper level, enhancing both functionality and appeal. Ask ChatGPT

### Lounge

18' 1" x 14' 6" (5.52m x 4.42m)

This very beautiful and spacious lounge offers plenty of room for free-standing furniture as well as a table and chairs, making it perfect for both relaxing and entertaining. A large front-facing window fills the room with natural light, highlighting the laminate flooring, two radiators, and a striking feature fireplace complemented by an electric fire. The high ceilings with elegant cornicing add character and showcase some original charm. The room also benefits from two very large storage cupboards and provides convenient access to both the kitchen and the entry hall.

### Kitchen

9' 9" x 6' 3" (2.98m x 1.90m)

This lovely and functional kitchen is well-equipped and thoughtfully designed, featuring a rear-facing window that brings in natural light. The space is finished with easy-to-maintain vinyl flooring and a set of spot ceiling lights, complemented by an electric wall heater for added comfort. A large pantry provides excellent storage, while appliances include a freestanding fridge freezer, washing machine, slot-in electric cooker, and freestanding dishwasher. The kitchen also features a stainless steel sink with drainer and mixer tap, some wet wall finishings for durability, and access to both the bathroom and the rear garden through a large wooden door.



### Bathroom

7' 10" x 5' 8" (2.38m x 1.73m)

This lovely bathroom offers a clean and practical layout, featuring a bathtub with a hand shower connected to the taps and a sleek glass screen. It includes a modern sink with a mixer tap, a WC, and a side facing window that provides natural light. The space is finished with easy-care vinyl flooring, a radiator for warmth, and a central ceiling light fitting. Wet wall panels add a stylish and water-resistant finish, making this bathroom both functional and inviting.



## Stairs & Landing

The landing is very nice and spacious, featuring a large rear-facing window that offers a lovely view of the garden. It provides access to the second level as well as Bedrooms 1 and 3. A radiator ensures warmth and comfort, while a central ceiling light adds to the bright and welcoming atmosphere.

### Bed 1

14' 3" x 10' 11" (4.35m x 3.32m)

This fantastic, large and spacious bedroom boasts charming character features, including high ceilings and elegant cornicing. A large front-facing window allows plenty of natural light to fill the room, enhancing its bright and airy feel. The bedroom also offers direct access to an en suite bathroom and is fitted with comfortable carpet flooring, a central ceiling light, and a radiator.

### En Suite Bed 1

7' 3" x 6' 1" (2.21m x 1.85m)

This nice, spacious en suite features a WC and sink with modern taps, complemented by a heated towel rail for added comfort. It includes a walk-in shower cubicle with an electric shower, vinyl flooring for easy maintenance, and a central light fitting. Splashback tiling adds a clean, stylish touch, while a beautiful bay window with some original features.

### Bed 3

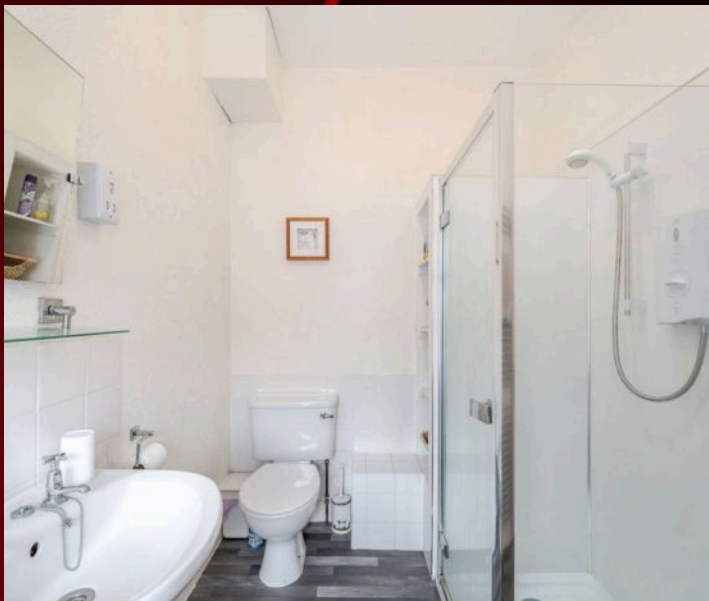
10' 10" x 6' 2" (3.29m x 1.88m)

The third bedroom is generously sized and features a rear-facing window that provides a pleasant view and natural light. It is fitted with comfortable carpet flooring and includes a central ceiling light and radiator creating a warm and inviting atmosphere.

### Bed 2

15' 3" x 10' 10" (4.66m x 3.29m)

This beautiful top-floor attic-converted bedroom is large and spacious, offering a bright and airy feel thanks to a Velux window that allows plenty of natural light. The room is fitted with carpet flooring, a radiator for warmth, and modern spot ceiling lighting. It also provides access to an en suite WC, and to make it extra special, it boasts a stunning view of the Firth of Forth, adding a truly unique and scenic touch to the space.





### **En suite**

This handy en suite features a WC and a vanity-style sink with a sleek mixer tap. The space is well-lit with stylish spot ceiling lights, creating a clean and contemporary feel—perfect for convenience and comfort.

### **Rear Garden**

Great Private rear garden is a beautiful, fully enclosed space featuring a decorative stone wall that adds character and charm. It boasts a low-maintenance artificial lawn area surrounded by mature plants and shrubs, creating a peaceful and private outdoor retreat. Additionally, a large storage cupboard, providing ample space to keep garden tools and equipment neatly tucked away.





113 Main Street, Lower Largo, Leven, KY8 6BJ



Approx. Gross Internal Floor Area 1150 sq. ft / 106.94 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	62	77
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		75
(39-54) <b>E</b>	58	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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