



## CRUSOE COURT HOUSE

Lower Largo, East Neuk of Fife



# A STRIKING MODERN DETACHED HOME

With breathtaking views over the Firth of Forth

		
4	3	2
		EPC
		A

Local Authority: Fife Council  
Council Tax band: G  
Tenure: Freehold

Offers Over: £670,000





## LOCATION

Nestled in the heart of the highly desirable East Neuk of Fife, the charming coastal village of Lower Largo offers a tranquil yet vibrant setting. Famed for its sandy beach, historic charm, and thriving arts scene, the village is a sought-after destination for those seeking a peaceful lifestyle with easy access to local amenities. Within walking distance, residents enjoy a hotel, pub, café, convenience store, and a host of cultural events, including the celebrated annual Arts Week. Primary schooling is available in nearby Lundin Links, which also features boutique shops and premier golf courses. The towns of Leven and Elie are just a few miles along the coast, offering a wider range of services, with St Andrews a 15 minute drive away. Ideally located just 3 miles from the new Leven Train Station, offering direct rail links into the heart of Edinburgh in an hour





## FEATURES AND HIGHLIGHTS

- Exceptional detached home with uninterrupted views over the Firth of Forth
- Prime corner plot in exclusive private cul-de-sac development
- Contemporary open-plan layout with high-spec finishes throughout
- Four spacious double bedrooms & three luxurious bathrooms
- South-facing, fully enclosed garden with elevated glass-fronted deck
- Integral garage with electric door and mono-block driveway
- 11 solar panels and underfloor heating throughout the ground floor
- Completed in 2022 with remainder of 10-year new-build warranty

## THE PROPERTY

Positioned to take full advantage of its breathtaking coastal outlook, 1 Crusoe Court is a striking modern detached home, completed in 2022 and presented in immaculate, show home condition. Set over two generous levels, the property offers thoughtfully designed contemporary living with high-spec finishes throughout.

A dramatic double-height entrance hall welcomes you into the home, leading to a stunning open-plan lounge and designer kitchen with floor-to-ceiling bi-fold doors opening onto an expansive, sea-facing deck. West-facing windows further enhance the natural light, creating a bright, airy living space throughout the day.

The sleek kitchen features a full range of integrated appliances, including an eye-level oven, Quooker tap, downdraft induction hob, and discreet storage solutions. A central island with breakfast bar provides the ideal social hub, while a well-equipped utility room offers access to the garden, deck, garage, and Jack & Jill shower room.





A second reception room offers versatility as a formal dining space or family lounge, also opening to the rear garden via bi-fold doors. A spacious double bedroom with fitted wardrobes and access to the Jack & Jill shower room completes the ground floor—perfect for guests or flexible living arrangements.

Upstairs, the principal suite boasts stunning views through a bay dormer window, a dressing room, and a stylish en-suite with rainfall shower. Two further double bedrooms offer ample storage and coastal vistas, while the luxurious family bathroom features a free-standing bath and walk-in shower. There are two generous storage and airing cupboards off the landing.

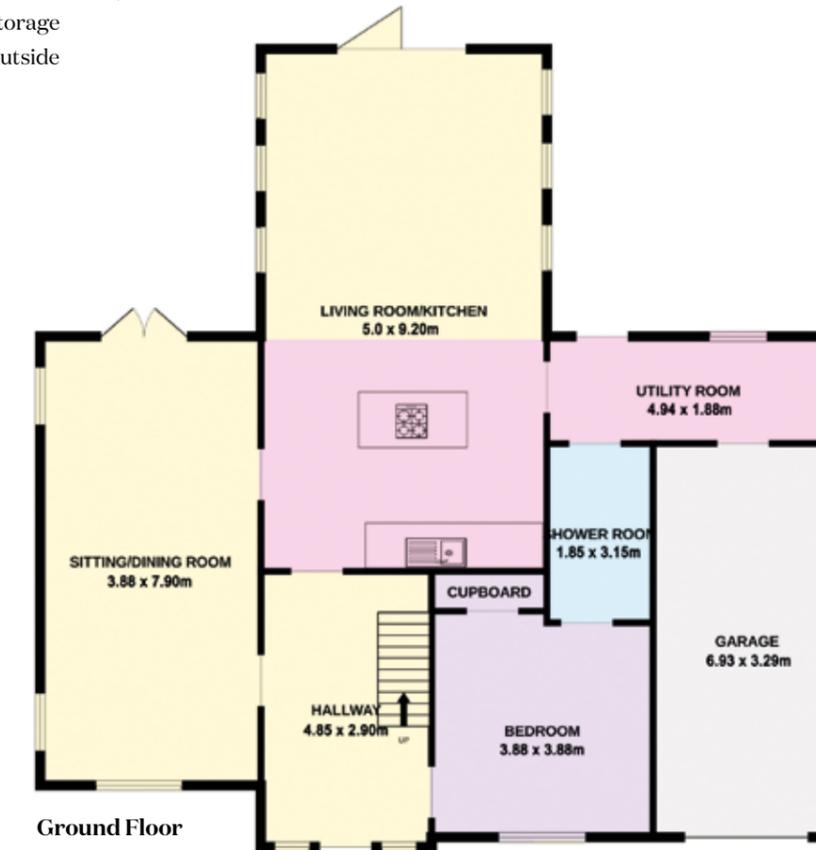




The home is fitted with energy-efficient features, including 11 solar panels, EPC A-rating, and zoned underfloor heating across the ground floor. Bathrooms are fitted with motion-activated lighting, vanity storage units with heated illuminated mirrors and the property benefits from the remainder of a 10-year new-build warranty.

Set on a generous corner plot, the property boasts manicured outdoor living as well as a wraparound composite deck with glass balustrade, that perfectly complement the home's interior elegance. A mono-block driveway for two vehicles leads to the integral garage, which is accessed via a remote electric door and benefits from internal lighting, power, water tap and a switch-operated street lamp unique to each home in the development.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area = 248sq m / 2,669 sqft  
(Including Garage - 271 sqm / 2,917 sqft)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We would be delighted  
to tell you more.

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