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Contact Allan England's Team
01592 752 944



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**FOR
SALE**

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Bourtree Brae, Lower Largo
Offers over £309,995

 *Premium Property*

Bourtree Brae, Lower Largo



ANOTHER OPPORTUNITY TO VIEW!

Beautifully Presented 3 Bedroom Semi-Detached Family Villa in the Highly Sought-After Village of Lower Largo

Allan England's award-winning team at First For Homes are delighted to bring to the market this impressive and immaculately presented three-bedroom semi-detached villa, ideally positioned within the desirable coastal village of Lower Largo.

The ground floor welcomes you with a bright and inviting entrance hall, leading through to a stylish family lounge with patio doors opening onto the front garden and 2 storage cupboards.. A true highlight of the home is the stunning open-plan kitchen and dining area, featuring a striking central island and patio doors providing seamless access to the rear garden. Completing the lower level are a practical utility room, rear vestibule and a contemporary, beautifully presented shower room. Upstairs, the accommodation comprises a generous bedroom with access to dressing room, two further well-proportioned bedrooms, and a luxurious family bathroom.

Externally, the property boasts extensive rear garden grounds with open views towards Largo Law. Further benefits include an extended single garage/workshop, a driveway providing off-street parking for approximately three vehicles, a fantastic outbuilding, and an attractive external seating area. Partial sea views can also be enjoyed from the front of the property.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this exceptional home has to offer. A truly outstanding property not to be missed.

HOME REPORT VALUE £320,000

EPC RATING C

COUNCIL TAX BAND E

Call our friendly team at First for Homes to request further details!

The historic Village of Lower Largo is in the East Neuk of Fife, adjacent to the old Villages of Lundin Links and Upper Largo at the foot of a cliff on Largo Bay. Designated a conservation area in 1978, Lower Largo is just 12 miles from St Andrews and is surrounded by many of the finest golf courses in Scotland. The heart of Edinburgh is easily accessible by a 40 minute train journey from the nearby railway station in Leven.





SITUATION – Lower Largo

ENTRANCE HALLWAY

LOUNGE 13'6" x 12'7" approx (4.12m x 3.84m approx)

OPEN PLAN KITCHEN/DINER
22'2" x 12'6" approx (6.76m x 3.83m approx)

UTILITY 12'7" x 6'6" approx (3.84m x 2m approx)

REAR VESTIBULE
7'3" x 6'9" approx (2.23m x 2.07m approx)

SHOWER ROOM
6'6" x 6'4" approx (2m x 1.94m approx)

UPPER LEVEL

BEDROOM 1
14'9" x 12'11" (at widest points) (4.52m x 3.95m (at widest points))

BEDROOM 2
10'5" x 8'10" approx (at widest points) (3.19m x 2.71m approx (at widest points))

BEDROOM 3
10'5" x 9'4" approx (3.20m x 2.85m approx)

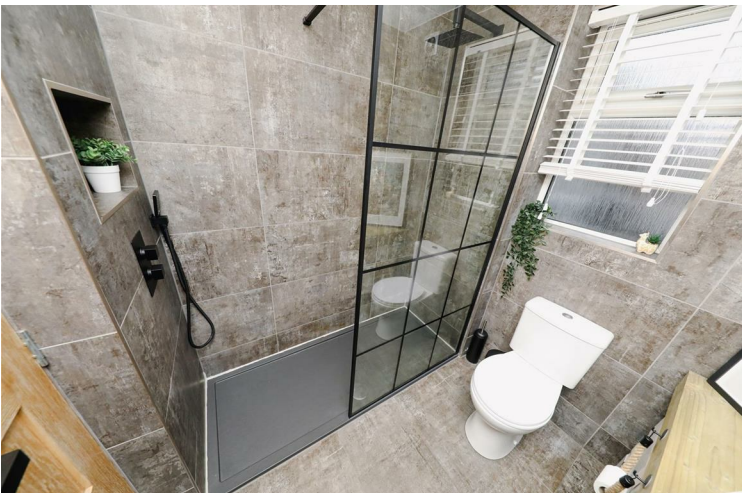
FAMILY BATHROOM
8'11" x 6'5" approx (2.74m x 1.98m approx)

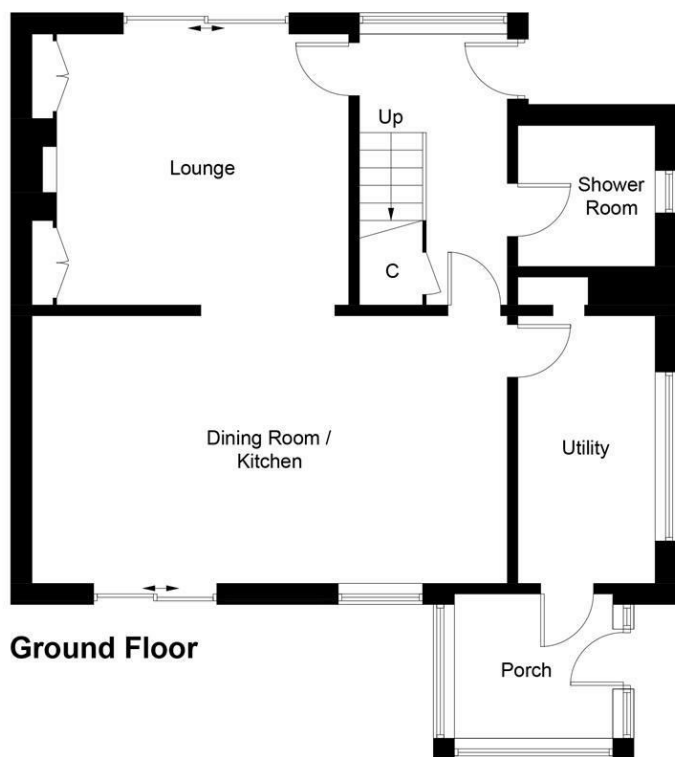
EXTENDED SINGLE GARAGE/WORKSHOP

DRIVEWAY FOR APPROX 3 CARS

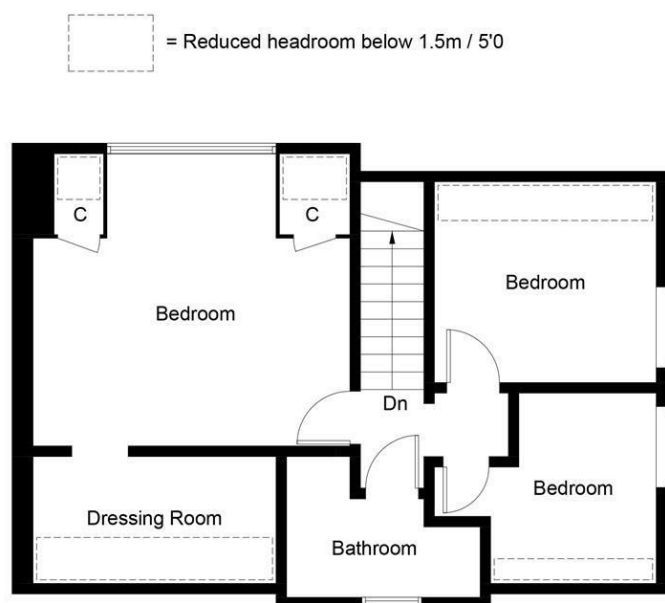
OUTBUILDING

LARGE REAR GARDEN GROUNDS WITH VIEWS OF LARGO LAW





Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273059)

Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

FREE Valuation

Selling Your Home?

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first for service



first for aftercare