

FT & DC  
WALLACE

## 3 Gillies Court Upper Largo

Offers over £350,000



Upper Largo is a small village situated in the shadow of Largo Law. The village has its own cricket club, playing field and historic church (being the last resting place of Alexander Selkirk). The Upper Largo Hotel is a busy, popular venue for food, music and functions. Lower Largo and Lundin Links have a selection of shops and cafes and the Old Manor Hotel is located in Lundin Links. Nearby Leven has many shops, supermarkets, restaurants, cafes, swimming pool, a railway station and a bus station. The coastal villages of the East Neuk and St Andrews are within easy reach. A vast array of recreational activities are available in the local area, including golf, with many Championship courses in the Fife area. The coastal path is easily accessible from Upper Largo. The local area has many coffee shops, farm shops and places of interest. There are a number of arts and craft festivals in the area attracting a fine array of talent.

This pretty cottage is located in a tranquil and verdant development in Upper Largo. The cottage has a wraparound garden abundant with mature plants, bushes and flowers as well as a separate shared garden area with views over the surrounding countryside and the Firth of Forth beyond. A garage is located opposite the rear door of the property as well as residents parking.

The property is entered from the back door which opens into the kitchen. From there, the "L" shaped hall provides access to the other downstairs rooms and the arched front doors.

**Lounge/dining area 8.66m x 3.95m**

A bright and welcoming room offering fine views to the garden and the sea beyond through a large, floor to ceiling cottage style window. A fireplace (decorative) with wooden mantel and slate hearth with an electric log burner-style stove in situ. As well as the roomy lounge area, a further large space is designated as a dining area, but of course is flexible in its use. A small hatch leads from the kitchen and there is a window to the rear of the house. Fitted carpet through both areas. Radiators.



**Kitchen 3.42m x 2.87m**

Very appealing, cottage style kitchen with window and door to the rear garden and gate, leading to the garage and parking area. Belfast sink with mixer tap. Fitted base and wall units in dark oak effect. White ceramic tiled splashback. Hatch to dining area. Electric cooker, overhead extractor and fridge-freezer (included in the sale). Laminate terracotta tile-effect flooring.



**Utility Room 2.50m x 1.03m**

A very useful room with sliding door and window to the front garden. Plenty of room for storage and washing machine (included in sale).

**Shower room 3.38m x 1.72m**

A very pretty room with wooden panelling to mid height and wooden plantation shutters at window. Glass shower cubicle with sliding door. Dual shower heads. Wetwall in shower. Wc and wash hand basin. Heated towel rail. Chandelier. Wooden storage cupboard. Vinyl flooring.

**Bedroom 1 (downstairs) 4.36m x 3.41m**

Spacious double bedroom with windows to the front garden. Full width fitted wardrobe and storage. Radiator. Fitted carpet.

**Study/lounge 4.41m x 3.18m**

Located to side of property, this is a very flexible space. Full height window to the garden. Direct access to the stairs leading to the upper bedroom and its en-suite. Glazed panel door leads to the hall. Fitted carpet. Radiator.

**Bedroom 2 4.32m x 3.90m**

Stairs leading from the study lead to the attic bedroom. "L" shaped room with Velux window and views over the gardens and to the Firth of Forth. Spacious double room with louvre-door storage and hanging provision. Fixed wooden shelving/bookcase. Door to en-suite and a further door to remaining undeveloped attic space. Fitted carpet. Radiator.

**En-Suite 1.77m x 1.07m**

Wash hand basin, wc and extractor fan in en-suite with coombed ceiling. Towel rail, shelf and mirror. Vinyl flooring.

**Exterior**

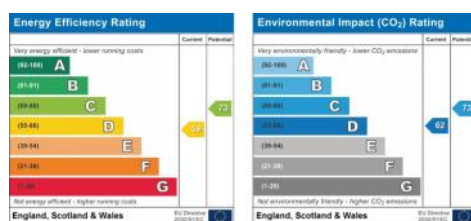
The cottage has various seating areas amongst the vibrant mix of shrubs and flowers create an oasis of tranquility. Aside from the shrubbery, the garden is mainly of low maintenance chip stones and paving. A water tap is located at the rear. A path leads from the front door to the gate and onto the mutual path leading to the further garden ground which is shared between the houses and for which a small annual fee is paid toward the upkeep. There is also a single garage opposite the rear of the property with an up and over door.

**Extras**

The curtains, carpets and lightfittings throughout are included in the sale, together with the electric cooker, fridge-freezer and microwave oven in the kitchen and washing machine in the utility room.

**Council Tax - Band "E" for 2026-27.**

**Energy Performance Certificate**



**Viewing**

Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.