



STRATHAIRLY COTTAGE

UPPER LARGO • FIFE



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UPPER LARGO • FIFE • KY8 6ED

Elie 5.1 miles, St Andrews 12 miles, Dundee 22 miles, Edinburgh 41 miles

ATTRACTIVE COUNTRY COTTAGE IN A FANTASTIC SETTING ABOVE THE FIRTH OF FORTH

Hall, Boot Room, Drawing Room, Dining Room, Sitting Room, Games Room, Kitchen, Pantry, Study, Bedroom with Kitchen, Wood Stores and Stores

Master Bedroom with En Suite, 4 Further Bedrooms with Shower Room and Bathroom, Whisky Room/Library

Annexe with Kitchen/Breakfast Room, Sitting Room, Utility Room and Stores. Master Bedroom with En Suite, further Bedroom and Bathroom

Detached Double Garage, Shed, Stable Block and Outside Stores

About 2.5 acres in all

EPC Rating = D

Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH

0131 247 3738

edinburgh_countryhouses@savills.com



SITUATION

Strathairly Cottage sits in a spectacular location nestled into the hillside above the beach at Lower Largo. The southerly views from the house over the Firth of Forth to East Lothian and along the Fife coastline are superb.

Upper Largo is situated on the edge of the East Neuk of Fife – a corner of Fife running from Largo Bay to St Andrews, boasting fishing villages built around picturesque harbours, sandy unspoilt beaches and rich farmland. The village of Lower Largo provides primary schooling, a post office, local shops, a garage, a pub and a hotel.

St Andrews (11 miles), a historic and cultural cathedral town, renowned worldwide as the “Home of Golf” and host of the 2015 British Open, is 12 miles from the property. St. Andrews has a renowned university, a good secondary school (Madras College) and private education is available at St Leonards. In addition to the many golf courses around St Andrews there are courses at Elie, Leven, Lundin Links, Kilconquhar, Charleton and Crail. Other recreational opportunities include sailing and horse riding, with Fife Pony Club for younger enthusiasts.

Strathairly Cottage is conveniently located for the Fife link road (A92) which provides dual carriageway access to the Forth Road Bridge, the motorway network and Edinburgh. Edinburgh Airport provides both domestic and international flights. Kirkcaldy has a mainline railway station on the east coast line from Aberdeen to Edinburgh with a through service to London.

DESCRIPTION

Strathairly Cottage is a beautiful south facing Arts and Crafts house with spectacular views across the Firth of Forth towards East Lothian. The house dates back to 1750 and was later extended in 1911 creating a spacious family home. It is situated in a very secluded setting at the end of a private lane. Included in the sale is a separate cottage which the owners currently rent out as a holiday let.

The house has a welcoming entrance opening directly into a reception hall with a boot room and WC off. Leading down a few steps is the drawing room on the left and dining room to the right. Both have fantastic bay windows and views out to the garden and coastline. There are also doors out to the garden. The dining room leads through to a sitting room which can also be accessed from the main corridor in the house. Next to the sitting room is a games room and main kitchen opposite. The kitchen is open plan with a useful pantry and has a large four oven AGA along with a further electric oven. Through the main corridor leads to a study, shower room and double bedroom. There is also a smaller kitchen which is very convenient when entertaining.







There are three sets of stairs leading to the first floor, one from the double bedroom and the other from the main reception hall. From the main reception hall the stairs lead up to a whisky room/library . There are three bedrooms which are complemented by a shower room and bathroom and superb storage throughout the house. At the other end of the corridor is the master bedroom with an en suite bathroom. A further double bedroom can be accessed from here or from the third flight of stairs. All bedrooms are well positioned and face the spectacular views of the Firth of Forth.

ANNEXE

The current owners currently out the cottage as a holiday let. It has been recently renovated and would also make an excellent option for multi-generational living. There is an open plan kitchen/breakfast room and utility room along with good storage. There is a sitting room off the kitchen. The master bedroom has an en suite shower room and there is a further bedroom and bathroom. Doors from the sitting room lead out to the annexe's own garden which is fenced off from the main house.

GARDENS AND GROUNDS

Strathairly Cottage has an idyllic position with a south facing garden which overlooks the Firth of Forth. The Cottage is set in 2.5 acres of grounds which also include a beautiful burn and woodland. There is a double garage along with a single garage which divides the house and annexe. There is also a stable block and stores. From the drive, there is access directly onto Lower Largo beach and the Fife Coastal path.

DIRECTIONS

Leaving Upper Largo on the A917 heading for Elie, pass the country speed limit sign and after the right bend, take the first driveway on the right with gravel chips and small bollards on each side. Continue down the driveway taking the left fork past the garage/workshop with old 'Shell' signs. The house is about a mile further along the track, after two cattle grids.

For those with the benefit of satellite navigation please use the postcode KY8 6ED and refer to the last sentence of the directions listed above.



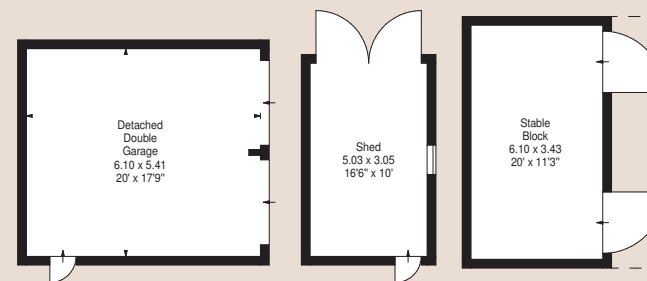


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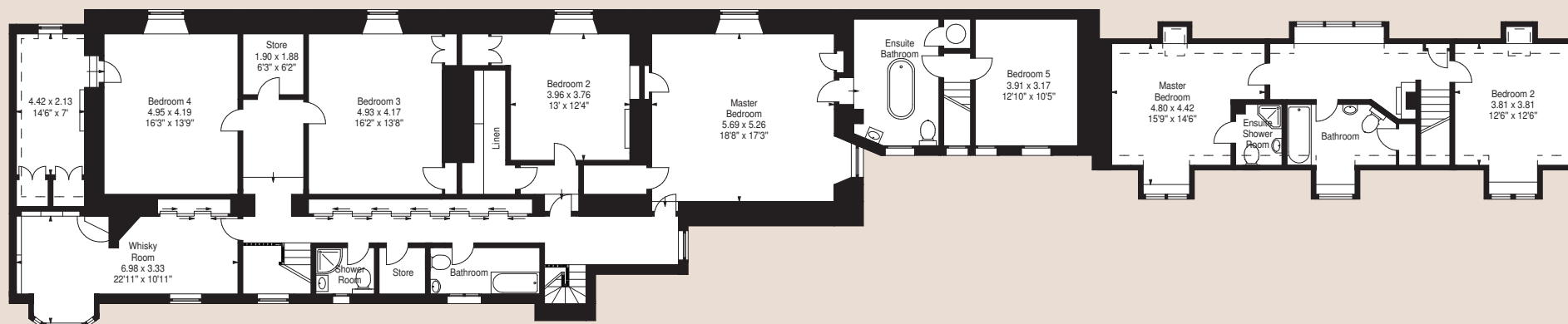
GROSS INTERNAL AREA
692.94 SQ.M (7459 SQ.FT)
 (INCLUDES GARAGE, GARDEN STORE, STORES & WOOD STORE)

DETACHED BUILDINGS
 GROSS INTERNAL AREA (APPROX) – 69.21 SQ.M (745 SQ.FT)

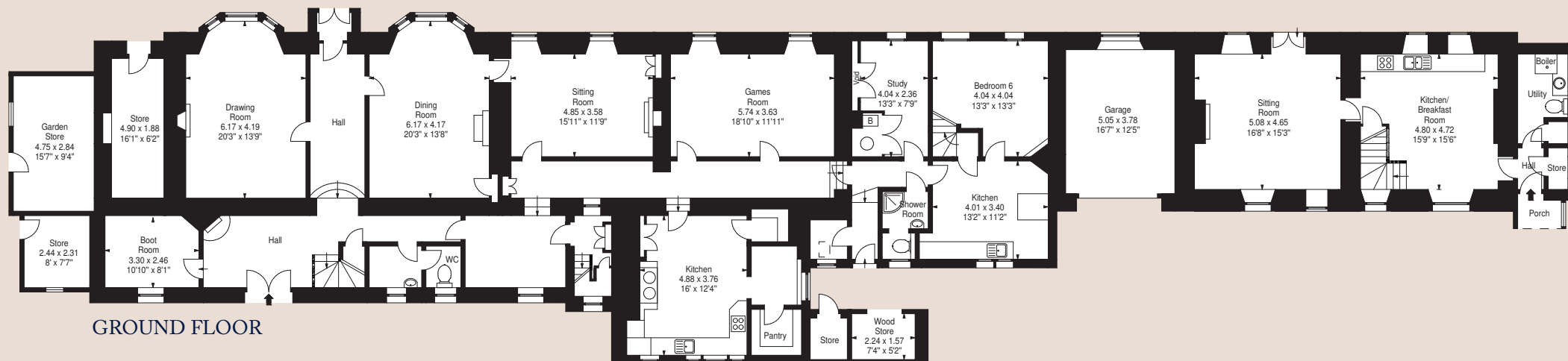
FOR IDENTIFICATION PURPOSES ONLY



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



GENERAL REMARKS

Services

Mains electricity and water. Private drainage to septic tank. Oil fired boiler.

Local Authority & tax band

Fife Council – Tax Band G

Miscellaneous

The access road is shared according to usage.

Fixtures and Fittings

Standard fixtures and fittings are included in the sale. Two stone troughs and two staddle stones are excluded from the sale.

Servitude rights, burdens and wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Viewing

Strictly by appointment with Savills - 0131 247 3738.

Important Notice

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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