



Kilrennie

Kilrennie, Largo Road, Lundin Links, Fife

Galbraith

Kilrennie, 37 Largo Road, Lundin Links



Edinburgh 38 miles St. Andrews 12 miles Cupar 9 miles



 4  3  3

Spacious family home situated in the heart of Lundin Links
3 reception rooms. 4 bedrooms (1 en suite). 2 bathrooms.
Feature balcony/roof terrace.
Integral garage and generous parking area.
Front and back garden.
Sauna.

Offers Over £375,000

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SITUATION

Kilrennie is situated in Lundin Links, two miles from Leven in Fife. The area benefits from excellent accessibility with a good range of local services and amenities available in the surrounding towns and villages, including Leven, Lower Largo and Ceres. A wider provision is on hand in the bustling county town of Cupar, 9 miles to the north. About 12 miles to the north-east lies St. Andrews, the ancient and historic university town renowned worldwide as the home of golf with its excellent cosmopolitan mix of shops, services, facilities and amenities. The resurgent city of Dundee is also within commuting distance and Edinburgh is 38 miles to the south via the Queensferry Crossing. The area around Lundin Links comprises a lovely mix of farmland, coastline, hill and river, the result being a fine choice for the outdoor enthusiast with walking, riding, cycling, sailing and, of course, golf all readily available. In terms of golf there are many highly regarded courses in the vicinity including one in Lundin Links as well as Elie, Leven, Crail and as well as the many highly rated courses in and around St. Andrews where the Old Course regularly hosts the British Open.

The quaint fishing villages of Fife's pretty East Neuk such as Anstruther, Pittenweem and Crail are just a short drive from the property. State schooling is available locally with independent schooling being offered at St. Leonards in St. Andrews. There is now a new direct rail link to Edinburgh from Leven and Cameron Bridge with twice hourly services. There are also railway stations in Cupar, Markinch and Kirkcaldy. Edinburgh airport is about a fifty-minute drive to the south, or there's a Park and Ride to the airport available approximately thirty minutes' drive from the property.

DESCRIPTION

Kilrennie was built circa 1978 and is constructed of cavity brick/roughcast under a pitched and tiled roof. The accommodation is laid out over two floors extending to about 229sqm and is a lovely spacious family home.



Kilrennie, 37 Largo Road

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The property is entered up a flight of steps into the entrance hall. Stairs from here lead down to the lower ground floor where there is the family room, shower room, sauna and boot room from which an integral door gives access to the garage.

Further stairs lead up from the entrance hall to the heart of the house with a wing leading off to the three additional bedrooms, bathroom and principal bedroom with en-suite shower room. The dining room has a hardwood laminate floor and there is a feature wood-burning stove with dual aspect between the sitting room and dining room. Steps lead up from the dining room to the large, bright sitting room of which two glazed doors lead out to the balcony/roof terrace. The open plan kitchen links to the dining room and gives access to the utility room which has a separate store and access to the rear garden.

ACCOMMODATION

Lower ground floor

Family Room. Shower Room. Sauna. Boot Room.

Upper ground floor

Open Plan Kitchen/Dining Room. Sitting Room with Roof Terrace/Balcony off. Principal Bedroom with En-Suite Shower Room. Three Further Bedrooms. Bathroom. Utility Room.

GARDEN

Kilrennie is surrounded by stone walling, fencing and hedging with farmland behind. It is approached from Largo Road by an entrance gate onto a generous parking area leading to the integral garage. The front garden comprises a lawned area with flower beds and a raised shrubbery area with mature trees. The sheltered rear garden is laid to grass and a paved terrace bordered by mature shrubs and flowerbeds.











IMPORTANT NOTES:

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in 12/06/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



Plans

Total Area: 229 sqm



TOTAL FLOOR AREA : 2714 sq.ft. (252.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Viewings

Strictly by appointment with Galbraith Cupar Tel: 01334 659980 Email: cupar@galbraithgroup.com



Tenure

Freehold

Local Authority

Fife Council

Council Tax

F

EPC

D



Services

Water

Mains

Electricity

Mains

Drainage

Mains

Central Heating

Gas Central Heating

Internet

Yes



Additional Information

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars. Carpets, light fittings and curtains are included in the sale. The washing machine and tumble dryer are available by separate negotiation.



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