

# FOR SALE - RESIDENTIAL/ WORKSHOP/DEVELOPMENT OPPORTUNITY

5 Main Street  
Upper Largo, KY8 6EJ

- Two-bedroom house with living room, open plan kitchen & bathroom/shower room (121 sq m/ 1294 sq ft)
- Large workshop attached with original church windows (132 sq m / 1420 sq ft)
- Potential for conversion to residential dwellings
- Offers in the region of £250,000



**LOCATION:**

The subjects are located in a prominent position on the north side of Main Street, within the sought-after village of Upper Largo. The village of Upper Largo lies close to the East Neuk of Fife and approximately 10 miles from St Andrews.

**DESCRIPTION:**

The fabulously appointed church conversion property comprises: Hall, upper lounge, tastefully remodelled kitchen/diner with feature window, two bedrooms, WC and redesigned bathroom/ shower room.

The house is attached to a large garage/workshop, which has retained some of the original Church features. There is also a small shop with separate access.

**DEVELOPMENT OPPORTUNITY:**

The property would readily convert to provide fully residential accommodation. The flexible space allowing for a variety of possible schemes from a single dwelling to multiple flats assuming the proper consents are obtained. Enquiries can be made to Fife Council in this respect.

**ACCOMMODATION:**

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows:

2 bedroom house	121 sq m (1,294 sq ft)
Workshop	132 sq m (1,420 sq ft)
Shop	35 sq m (386 sq ft)

**RATEABLE VALUE:**

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3,300 per annum relating to the workshop.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

**SALE PRICE:**

Offers in the region of £250,000 are invited for the benefit of our client's heritable interest.

**ENERGY PERFORMANCE:**

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

**VAT:**

All prices quoted are exclusive of VAT.

**LEGAL COSTS:**

Each party will be responsible for paying their own legal costs incurred in any transaction.

**ENTRY:**

Upon completion of legal formalities.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling/letting agents:-

DM Hall LLP  
27 Canmore Street  
Dunfermline  
KY12 7NU

Tel: 01383 604 100 (Agency Department)

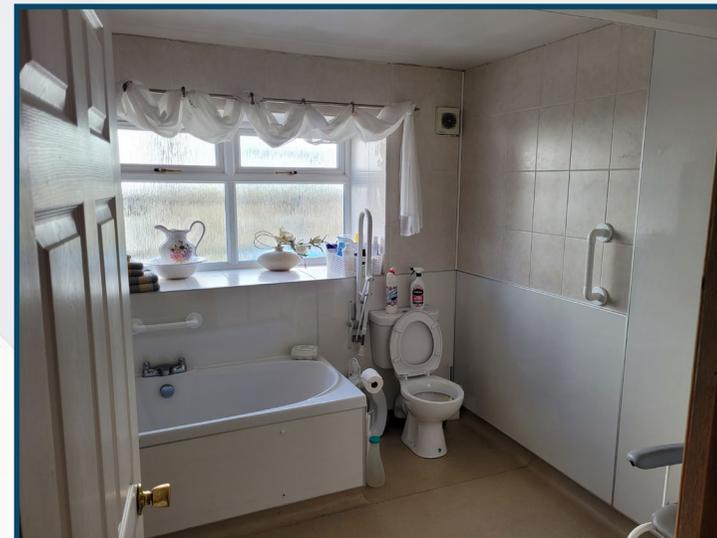
EMAIL: [lois.paterson@dmhall.co.uk](mailto:lois.paterson@dmhall.co.uk),  
[fifeagency@dmhall.co.uk](mailto:fifeagency@dmhall.co.uk)

**VIEWING:**

Strictly by arrangement with the agents.

Ref: ESA3200

Date of publication: November 2023

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warrant whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

