

# Thorntons

10 Elie House,  
Elie KY9 1ER



Apartment 10 Elie House is a beautifully presented first floor flat located within the impressive, sympathetically renovated Elie House. Elie House sits in lush, green surroundings with large areas of lawn for residents to enjoy.

The grand, elegant entrance stair to the front leads up to the entrance to apartment 10.

Entry takes you directly into the mezzanine kitchen with granite worktops, ample fitted base and wall units with integrated appliances, feature arch looking down into the sitting/dining room and stairs leading down into this room. The sitting/dining room has a large focal point fireplace with living flame gas fire, two recess traditional sash and case windows with working shutters to the front and solid oak flooring. A hallway off the sitting/dining room gives access to the three bedrooms, bathroom and back door leading to the rear stair and elevator. The master bedroom has traditional sash and case window to the front, two fitted wardrobes and a luxurious en-suite shower room. The two further bedrooms both have traditional sash windows to the front, and the bathroom is fitted with a luxurious four piece bathroom suite and window to the side.

Apartment 10 is fitted with under floor heating, two allocated parking spaces to the front and an external storage cupboard.

Viewing is highly recommend to appreciate all that this property has to offer.

### Location

Elie is a seaside resort the way seaside resorts used to be, elegant and charming with a touch of sophistication, nestling at the southern tip of the East Neuk. The sandy beach is host to many

## 10 Elie House, Elie House Estate, Elie KY9 1ER

### Room Dimensions

|                     |                                      |                                      |
|---------------------|--------------------------------------|--------------------------------------|
| Entrance Vestibule  |                                      |                                      |
| Kitchen             | 16'1" x 6'8"                         | 4.87m x 2.04m                        |
| Sitting Dining Room | 19'0" x 17'9" not into window recess | 5.79m x 5.40m not into window recess |
| Hallway             |                                      |                                      |
| Bedroom 1           | 14'0" x 12'3"                        | 4.28m x 3.73m                        |
| Bedroom 2           | 13'5" x 10'11"                       | 4.09m x 3.34m                        |
| Bedroom 3           | 10'5" x 7'9"                         | 3.17m x 2.36m                        |
| En Suite            | 4'11" x 4'6" not into shower recess  | 1.51m x 1.37m not into shower recess |
| Bathroom            | 10'2" x 8'2"                         | 3.11m x 2.48m                        |



Illustration For Identification Purposes Only. Not To Scale (ID115206 / Ref41620)



water activities such as sailing and wind surfing. Elie offers excellent local amenities which include a primary school with secondary schooling in nearby Anstruther, a variety of shops, restaurants and pubs, post office, public nine hole golf course, tennis and bowling.

The East Neuk of Fife has a wide range of facilities and attractions including award winning restaurants, quiet beaches, coastal walks and historic buildings. Its beautiful coastline provides the ideal setting for a variety of watersports and outdoor activities. In addition the golfer is especially well catered for with St Andrews, renowned world wide as the "home of golf" and the Royal & Ancient Golf Club, nearby. There are seven links golf courses, including the Old Course and the newly opened Castle Course, at St Andrews. There are many other golf courses in the area including Elie, Charleton, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

Elie is well placed for commuting to most of the surrounding towns such as Kirkcaldy, Glenrothes, Cupar and Edinburgh. Edinburgh airport with its shuttle service to London is approximately forty five miles away.

In detail the accommodation comprises:

Secure entry to front of Elie House to communal grand entrance staircase. Sash windows to front with timber surround. Large decorative ceiling rose and cornice. Fully carpeted. Staircase has decorative banister and balusters.

### Entrance

Fitted cupboard. Secure entry phone. Video phone system. High ceiling with halogen spotlights. Laminate floor covering. Staircase down to sitting/ dining room. Opening to the mezzanine kitchen.

### Mezzanine Kitchen

Fitted units at base and wall level with co-ordinating granite work surfaces and splash back tiling and granite upstand. Stainless steel sink unit. Integrated 'Siemens' dishwasher. Integrated 'Siemens' washing machine. Integrated fridge and freezer. Integrated 'Siemens' double oven. Five burner 'Siemens' gas hob with extractor hood above. Drawer units. Under unit lighting. Two wall light fittings. Ceiling and halogen spotlights. Tiled floor covering. Archway with glazed mezzanine overlooking the sitting/dining room.

### Sitting/Dining Room

Two recess traditional sash windows with working shutters to the front overlooking the garden grounds of Elie Estate. Focal point fire place with timber mantle, cast iron inset, living flame gas fire with tiled hearth. Wall





mounted TV aerial point and attachment. High ceilings with halogen spotlights and central ceiling pendant light fitting. Solid oak floor. Door to hallway.

### Hallway

Fitted storage cupboard. Low level fitted cupboard housing the underfloor heating control. Fitted cupboard housing the central heating system, boiler and water tank. Halogen spotlights. Solid oak floor. Rear door to the rear staircase with lift. Doors to three bedrooms and bathroom.

### Bedroom 2

Recess traditional sash window with working shutters to front overlooking the garden grounds of Elie Estate. Fitted wardrobe with hanging rail and shelving storage. Two wall light fittings with reading lights. Carpet floor covering.

### Bathroom

Recess traditional sash window with working shutters to side. WC with hidden cistern. Vanity wash hand basin with large wall mounted vanity mirror with lighting, shelving and shaver light. Bath. Separate double shower cabinet with mains shower. Fully tiled around bathroom fittings. Extractor fan. Heated towel rail. Ceiling downlighters. Tiled floor covering.

### Bedroom 1

Recess traditional sash window with working shutters and deep sill to front overlooking the garden grounds. Two fitted wardrobes with



hanging rails and shelving storage and centre vanity area. Ceiling downlighters. Two wall light fittings with reading lights. Carpet floor covering. Door to en suite.

### En Suite

WC and vanity wash hand basin with wall mounted mirror and lighting. Shaver light and shelving. Fully tiled recess shower cabinet with mains powered shower. Downlighters. Tiled floor covering.

### Bedroom 3

Recess traditional sash window with working shutters and deep sill. Ceiling downlighters. Carpet floor covering.

### Rear Entrance Stair

Side door access and stair case and elevator. Side sash windows. Shared stairwell. Carpet floor covering.

### Exterior

Communal car parking area. Two car parking spaces with Flat 10. Visitor parking area. Communal garden grounds.

To the side of Elie House there is one storage unit with Flat 10. Communal storage units.

### Fixtures and Fittings

Included within the sale are all the fixed fitted floor coverings. All integrated appliances are included in the sale (no warranties or guarantees will be given)



## Other Information

Under floor gas central heating.

Each room has a TV aerial point and telephone point. Communal areas maintained by maintenance agreement.

## Council Tax Band "G"

## EPC Rating "C"

## Directions

On entering Elie from St. Monans (A917) the access into Elie Estate is directly on your right hand side. Stone Pillar Gate gives access into the driveway. Follow the driveway round to the visitor parking which is opposite the main house. Apartment 10 is in the main house access from the front entrance.



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# Thorntons

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**thorntons-property.co.uk**



1 Public



3 Bed



2 Bath



Private Parking



EPC Rating



Thorntons is a trading name of Thorntons Law LLP.

Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.