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Legal, financial and property specialists

ELIE

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ERSKINE COTTAGE
PARK PLACE
KY9 1DH

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Charming bright and deceptively spacious cottage on one level in excellent location in popular coastal village of Elie. Close to local amenities. Short walk to beach. Fabulous fully enclosed rear garden attracting all day sun with gate offering direct access to golf course.

ERSKINE COTTAGE, PARK PLACE, ELIE



This is a particularly attractive semi-detached cottage offering deceptively spacious and bright accommodation on one level. The property occupies a fine location close to the heart of the charming picturesque coastal village of Elie. Local amenities, shops and beach lie within easy walking distance and there is direct pedestrian access from the rear garden onto the golf course. It would make an ideal holiday home or weekend retreat. Partial double glazing, gas fired central heating throughout and fitted carpets. Entry from Park Place is to the rear of the property. The lounge is bright with windows to rear and side overlooking the rear garden and features a wood burning stove. The breakfasting kitchen has an attractive aspect onto the rear garden. It has floor and

wall mounted units, vinyl flooring, wipe clean work surfaces, gas cooker, dishwasher, washer/dryer and fridge freezer all included. Wall mounted central heating boiler. There are three double bedrooms. Modern bathroom with bath and separate shower cubicle. Externally, the front garden has been designed for easy maintenance with a mature rockery feature. The more extensive rear garden is also easily maintained, established with lawn, border shrubberies, patio area, stone dyke wall and a gate provides pedestrian access to the golf course. Well protected from the wind it is a real sun trap during the summer months. There is a timber shed providing excellent storage. Early inspection recommended. Home Report available on request.







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Extras

It should be noted that the carpets, curtains, gas cooker, fridge/freezer, dishwasher and washer/dryer are included in the sale price.

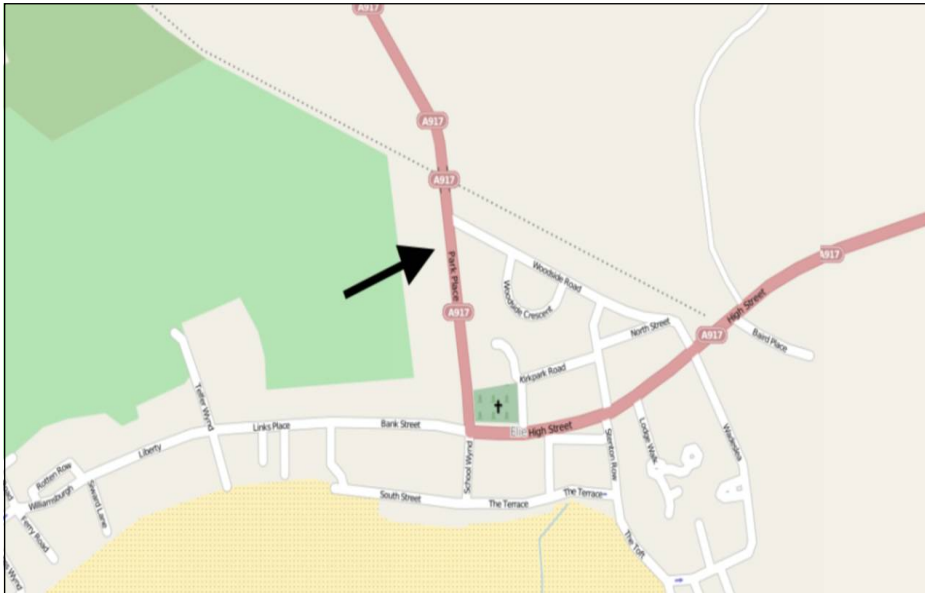
Viewing

By appointment through Pagan Osborne on 01333 310703.

EPC: E

ERSKINE COTTAGE, PARK PLACE, ELIE





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Travel Directions

Upon entering Elie on the A917 from Upper Largo continue forward into Park Place. Pass the school on the right hand side and Erskine Cottage is indicated via a for sale board on the right hand side.

Elie has excellent local amenities including arguably the finest beaches within the East Neuk, golf course, water sports centre and an array of eating establishments, shops, public houses and bank facilities. The historic university town of St Andrews and home of golf is only 12 miles away whilst Edinburgh is within 44 miles.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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