

Thorntons

Let's get a move on!



Offers Over £239,000



54 Woodside Road, Elie, KY9 1DU

Superb opportunity to acquire a delightful semi-detached bungalow occupying a desirable location within a mature residential area. The property is within easy walking distance of the picturesque harbour and beach, Golf Club, The Sports Club and the many other amenities to be found within this sought after East Neuk village.

The bright well maintained accommodation comprises entrance vestibule, entrance hall, elegant sitting room, fitted breakfasting kitchen, two double bedrooms and bathroom. The property also benefits from double glazing and gas central heating with a newly installed boiler. The sale includes the fixed fitted floor coverings and window blinds.

To the front of the property there is a driveway, suitable for off street parking. The well maintained front garden is mainly laid to lawn surrounded by most attractive flower borders. The private rear garden is also mainly laid to lawn with a stone chipped area suitable for further off street parking, if required. There is a sheltered paved patio to the bottom of the garden, an ideal spot to relax or entertain whilst enjoying the morning and afternoon sun. There is a timber garden shed.

The property is currently utilised as a comfortable private residence but could easily be considered as an ideal private holiday home.

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 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, public nine hole golf course, tennis and bowling.

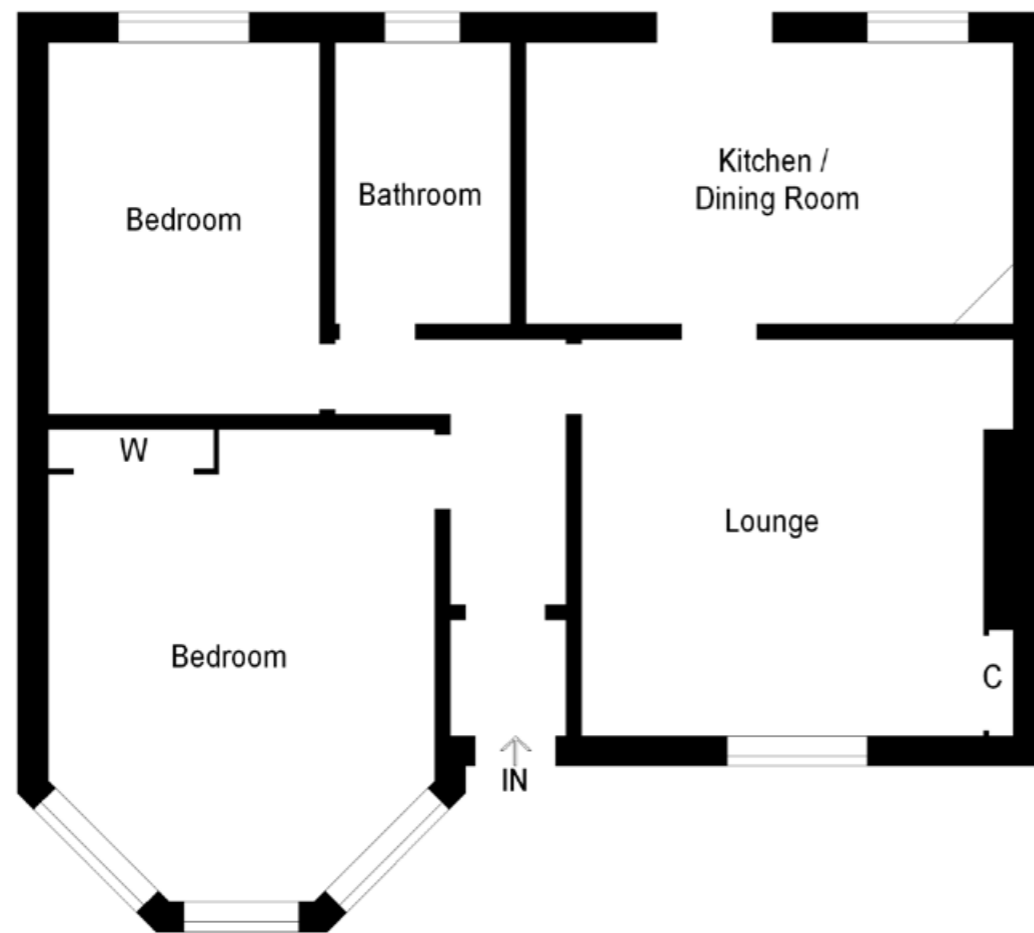
The East Neuk of Fife has a wide range of facilities and attractions including award winning restaurants, quiet beaches, coastal walks and historic buildings. Its beautiful coastline provides the ideal setting for a variety of watersports and outdoor activities. In addition the golfer is especially well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

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.



Room Dimensions

Sitting Room	13'10 x 13'8	(4.22m x 4.17m)
Breakfasting Kitchen	14'1 x 8'2	(4.29m x 2.49m)
Bedroom 1	14'11 x 12'7	(4.55m x 3.84m)
Bedroom 2	11'6 x 9'2	(3.51m x 2.79m)
Bathroom	8'2 x 5'1	(2.49m x 1.55m)





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1 Public



Off Street Parking



2 Bed



EPC Rating



1 Bath



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.