

ELIE

34

HIGH STREET

KY9 1DA



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A highly desirable traditional home overlooking Elie village green. Enviably located close to the award winning beach, golf course and all of Elie's excellent local amenities.





The accommodation retains period charm and character. The ground floor has the living dining room with feature fireplace and is open to the kitchen making this an ideal entertaining space. The first floor accommodates the three bedrooms one of which is en-suite and family bathroom. Additional storage space can be found with the most useful hall and hanging cupboards. The top floor is a wonderful sitting room with dormer windows enjoying elevated views over the roof tops towards the Firth of Forth.











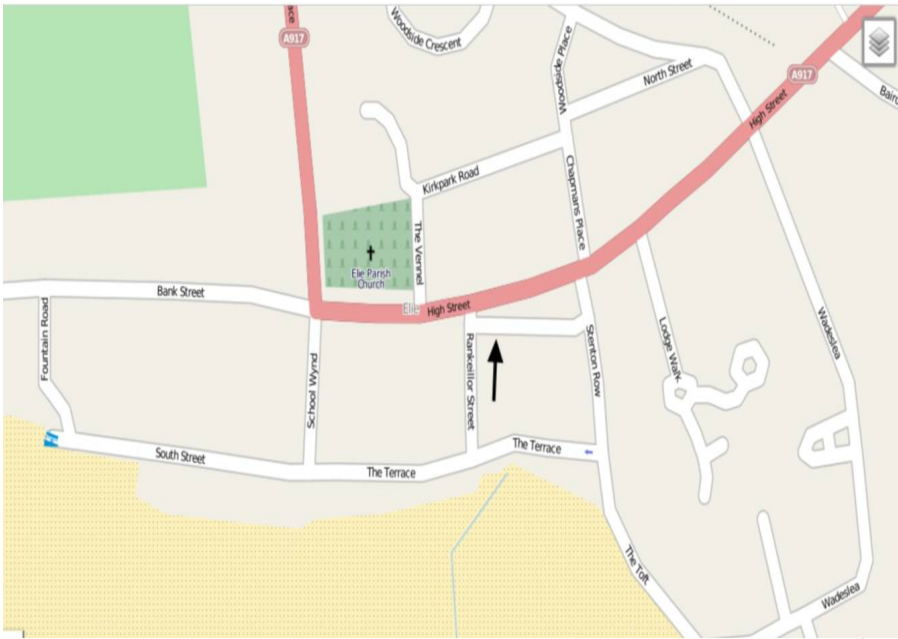
**Extras:** It should be noted that all carpets, floor coverings and curtains are to be included in the sale price. Many items of free standing furniture may be available by separate negotiation.

**EPC:** D

**Viewing:** By appointment through Pagan Osborne on 01333 310703

**Council tax band:** E

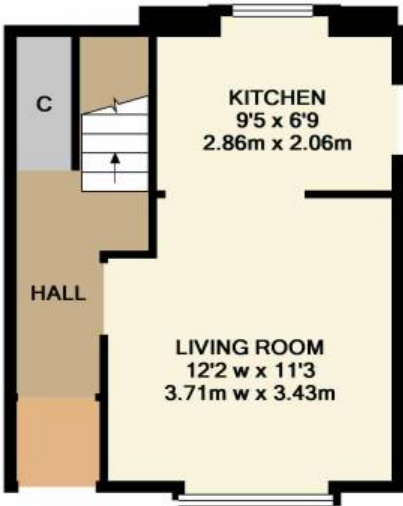




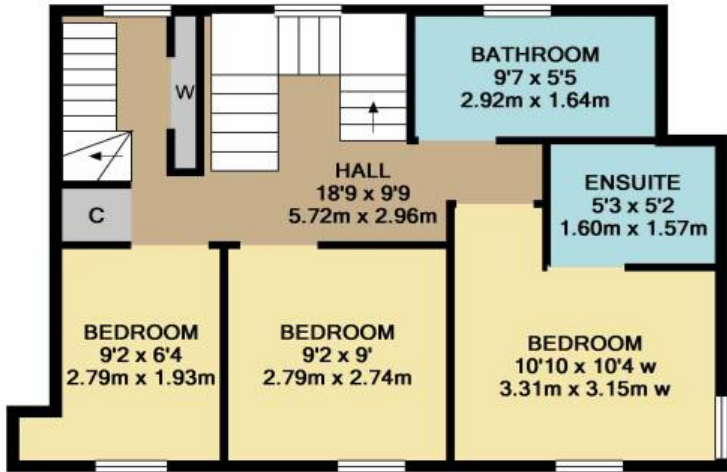
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**Travel Directions**

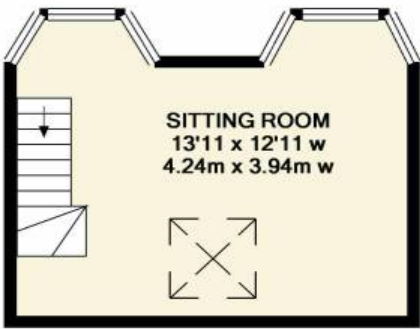
On entering Elie from Park Place turn left into the High Street. Number 34 is set back behind the village green. A for sale board will be in evidence.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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