

ELIE

26

BAIRD PLACE

KY9 1EH



ELIE 26 BAIRD PLACE KY9 1EH

Pagan Osborne is delighted to offer this charming detached bungalow presented in immaculate condition throughout and located within a cul-de-sac. Entry to the property leads to the main reception hallway which has doors to the lounge, two bedrooms and bathroom.



The bright lounge has an open plan dining area which also opens to the modern kitchen. The lounge has a rear facing window overlooking the landscaped garden and spotlights to the ceiling with an elevated electric fireplace feature. The modern kitchen has a rear facing window and built-in appliances (cooker, hob, extractor fan, dishwasher, fridge and washing machine). The kitchen also has spotlights to the ceiling, floor and wall mounted units with complimentary work surfaces. The master bedroom has a front facing window overlooking the garden and storage is provided via a built in wardrobe. A door connects to the modern en-suite shower room which is tiled to full ceiling and comprises WC, wash hand basin and separate shower cubicle. The second bedroom is of double size, has a front facing window and built in wardrobe. The modern bathroom is tiled to full height comprising WC, wash hand basin and bath with shower above.







Extras: All floorcoverings, light fittings, built in appliances fixtures and fittings shall be left as part of the sale. The furniture may be left subject to separate negotiation.

EPC: C

Viewing: By appointment through Pagan Osborne on 01333 310703

Council tax band: E

Other: The property is utilised as a second home and as a holiday rental. There is bookings for the year which may be retained by the purchaser or cancelled if not required.

Externally the garden to the front is laid with lawn with a two car chipped driveway to the side which leads to the carport. The enclosed landscaped garden to the rear has a patio seating area and a design lawn area with chipped borders. This garden contains various shrubberies and a shed outhouse with power supply. The property is completed by gas central heating and double glazing.

Elie has arguably the finest beach within the East Neuk, watersports centre and golf course. There are excellent local amenities including an array of eating establishments, shops, public houses and a bank.

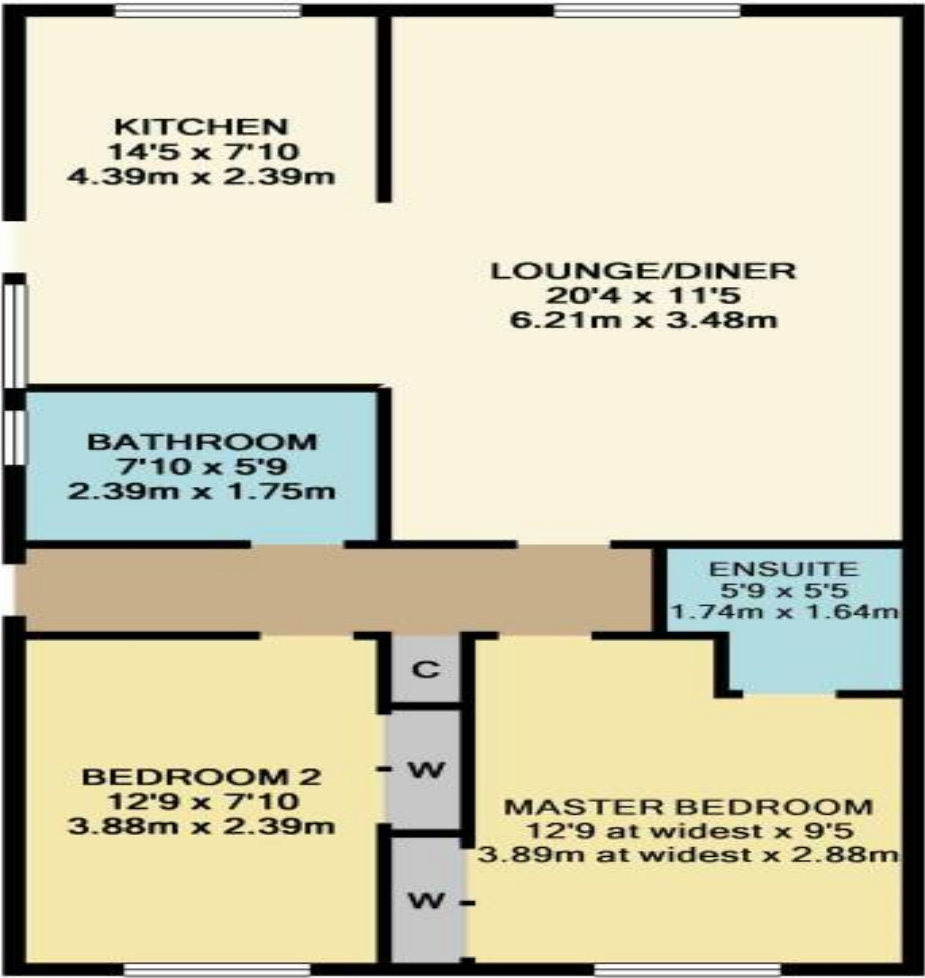
The historic University town of St Andrews and home of golf is only twelve miles away. Edinburgh is only forty-four miles away.





©OpenStreetMap contributors

Travel directions
On approaching Elie from the St Monans direction take the first left into Baird Place. Number 26 is approximately half way along on the right hand side. A for sale board will be in evidence.



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
Made with Metropix ©2015

We offer free, no-obligation property market updates on local selling conditions as well as complimentary home valuations. Additionally, our free **360 Lifestage Review** service can help you plan for the legal and financial aspects of buying or selling a property. If you would like more information on any or all of these services, please get in touch with your nearest property team.

AGENTS NOTE

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact in particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) All references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Maps reproduced by permission of Ordnance Survey ® on behalf of the controller of Her Majesty's stationery office © Crown copyright 2002. Licence No 100038875

PROPERTY

Edinburgh

t: 0131 539 3333

property-edinburgh@pagan.co.uk

Cupar

t: 01334 656525

property-cupar@pagan.co.uk

St. Andrews

Property t: 01334 475151

Letting t: 01334 468634/468710

property-standrews@pagan.co.uk

Anstruther

t: 01333 310703

property-anstruther@pagan.co.uk

www.paganosborne.com

paganosborne@pagan.co.uk



Pagan Osborne is a trading name of Pagan Osborne Ltd

