



The Coach House, High Street, Elie, Fife, KY9 1BY

This is a very attractive and well maintained 'B' listed semi detached villa situated in this most sought after village. Elie is a lovely coastal village with easy access to the beach and golf course and local amenities include pubs, shops including a popular delicatessen.

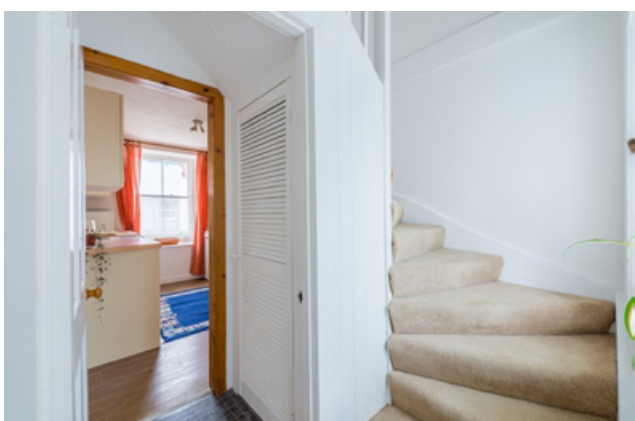
This property is well presented, with fresh decor throughout and benefits from gas central heating, sash and case windows to the front and double glazed to the rear. Access is through wrought iron gates to a stone chipped driveway which in turn leads to the south facing garden with attractive, well stocked flower beds.

The exterior door opens onto a hallway leading to a bright, airy bathroom, 3rd bedroom and kitchen accessing the generously proportioned sitting room. This is a delightful room with window overlooking the garden and French doors leading to outside. Upstairs are 2 further bedrooms, one of which has a door opening on to a large floored attic space useful for storage.

- Semi Detached Villa
- Sought After Location
- Spacious Sitting Room
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Part Double Glazing
- Attractive Garden
- Driveway
- EPC Rating E

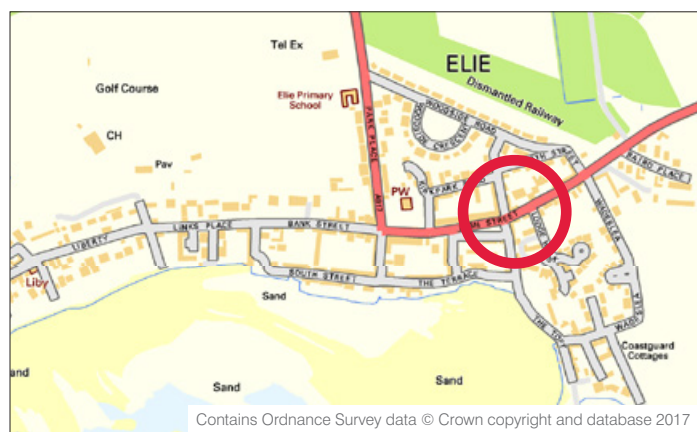
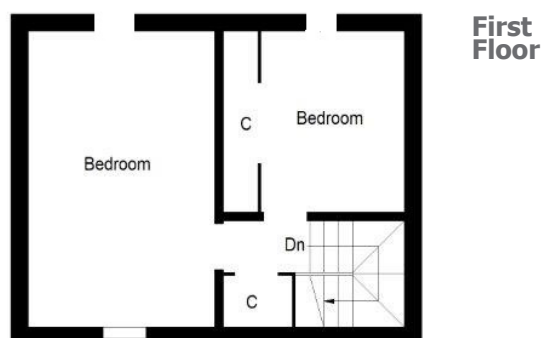
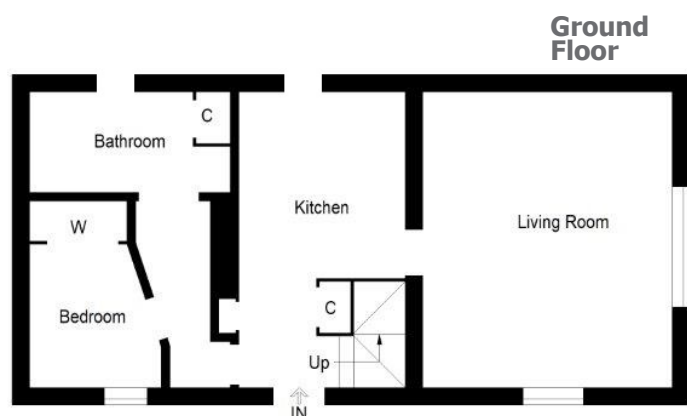


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Room Dimensions

Living Room	16'5 x 15'6	(5.00m x 4.72m)
Kitchen	10'2 x 7'3	(3.10m x 2.21m)
Bedroom	10'2 x 8'7	(3.10m x 2.62m)
Bathroom	9'7 x 6'11	(2.92m x 2.11m)
Bedroom	16'3 x 10'8	(4.95m x 3.25m)
Bedroom	10'1 x 7'3	(3.07m x 2.21m)
Attic Space	15'9 x 14'0	(4.80m x 4.27m)



Illustrative only. Not to scale.

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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.

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