



4 Baird Place, Elie, KY9 1EH
Offers over £275,000

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OFFERS OVER
£275,000

4 Baird Place is a delightful detached bungalow in a quiet residential cul de sac on the edge of the popular and beautiful coastal village of Elie. It is well positioned with almost no passing traffic and yet within easy access of the town's amenities including shops, cafés, pubs, beach, water sport centre, etc.

The property comes to the market in good order however may benefit from modernisation in some areas and so offers potential to increase value and to decorate in one's own preferred way. The property is heated with electric storage heaters, backed up with sealed unit double glazing.

The lounge is a large room to the front of the property; L-shaped to incorporate a dining area and fitted with an electric fire and dual aspect windows to front and side. From the dining area a door opens to the kitchen which is well fitted with fairly modern units, and with integrated double oven and hob. A further door opens to the utility which is also fitted with wall and floor units, sink and drainer. A door opens from here to the back garden.

The rear of the house accommodates the bedrooms to provide maximum privacy. The master bedroom is fitted with built in cupboards and an en-suite shower room with a wash hand basin, wc and shower cubicle. Both further bedrooms have built in cupboards providing ample storage. The family

bathroom is fitted with a large spa shower cubicle with dual head shower, wc and sink and is lined with wet wall panels.

The property sits in beautiful and private gardens. To the front it is chiefly laid out in lawn with an area of patio, well stocked beds to the borders and mature trees and hedges to provide privacy, and as it is south facing enjoys sun for the whole day. To the rear is a rose garden and a rockery, and there is a shed which will be included. To the side of the house is a driveway leading to a timber garage.





- Detached bungalow
- Quiet location in cul-de-sac
- Easy access to amenities
- Lounge/dining room
- Kitchen
- Utility
- Master bedroom with en suite
- Two further bedrooms
- Bathroom
- Delightful gardens
- Driveway
- Timber garage
- Electric heating
- Double glazing
- Solar panels

INCLUDED

Carpets and floor coverings
Curtains and blinds
Integrated appliances

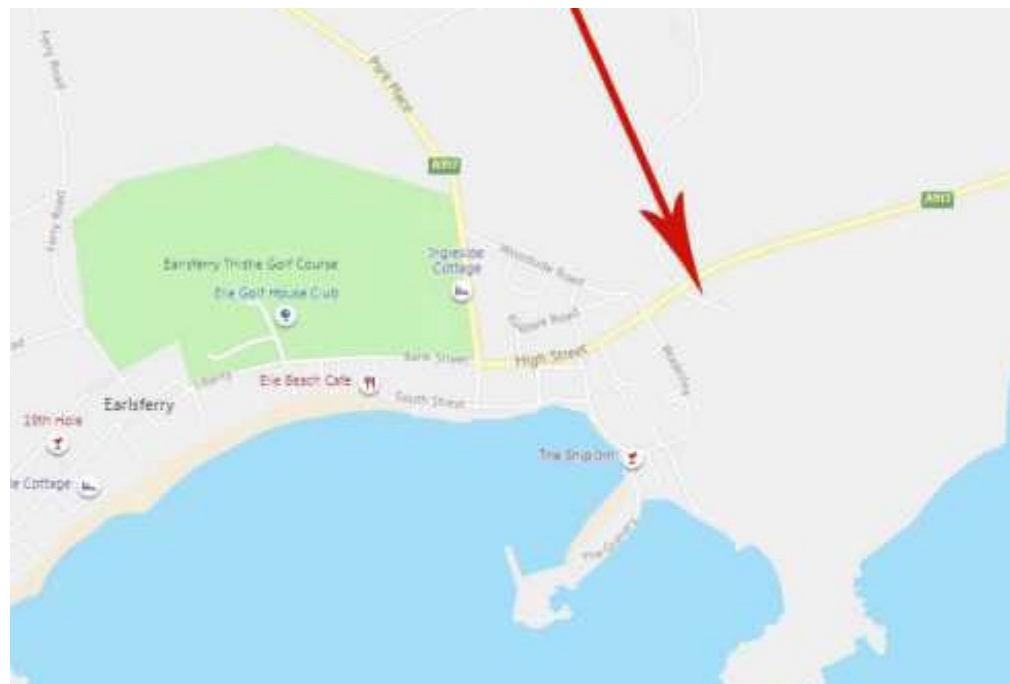
SERVICES

Water
Electricity
Drainage

VIEWING

By Appointment Through Our St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND F
EPC RATING D
FLOOR AREA 112 sqm



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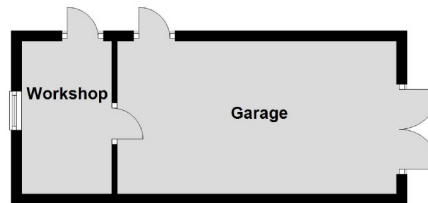
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Room Sizes

Approximate measurements

| | | |
|----------------|---------------|---------------|
| Lounge | 18'2" x 30'1" | 5.54m x 9.17m |
| Kitchen | 8'4" x 12'7" | 2.53m x 3.84m |
| Utility | 5'8" x 10'3" | 1.73m x 3.13m |
| Bathroom | 5'9" x 9'11" | 1.76m x 3.03m |
| Master bedroom | 10'2" x 12'2" | 3.11m x 3.70m |
| En-suite | 3'2" x 9'10" | 0.97m x 3.00m |
| Bedroom 2 | 12'4" x 10'2" | 3.77m x 3.09m |
| Bedroom 3 | 7'3" x 10'3" | 2.20m x 3.12m |



Plan demonstrative only



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