





ELIE

FIFE

The picturesque coastal town of Elie, with its golden beaches, rocky coves and stunning views, promises an idyllic lifestyle in the East Neuk of Fife.

Approximately eight miles east of Leven, the linked villages of Elie and Earlsferry have long been a popular seaside resort owing to their tranquil setting on the Fife Coastal Path. Elie has retained much of its charm and character, and a rich architectural landscape: from 17th century cottages and townhouses, to imposing Victorian and Edwardian villas. The town boasts a wealth of local amenities, including a newsagent, a deli, a bakery, a grocer and a chemist, as well as no shortage of cafes, restaurants, bars, pubs and guesthouses. Elie and Earlsferry are renowned for their fantastic sports and outdoor activities, such as golfing at Elie Golf House Club and Earlsferry Links Golf Course, or tennis, bowls and putting at Elie Sports Club. The bays around Elie and Earlsferry are also perfect for surfing, sailing and water sports. Nursery and primary schooling is provided locally at Elie Primary School, followed by secondary education at Waid Academy in Anstruther. The town is served by public bus links to St Andrews and Edinburgh, via Anstruther and Leven respectively, and is a mere 30-minute drive from Kirkcaldy, which benefits from a train station.







Seldom available on the market, this three-bedroom house is set within the exclusive Sahara Park development in the pretty coastal town of Elie, and offers a fantastic family home or holiday cottage just a stone's throw from the beach. Presented to a move-in standard throughout, the property is available fully-furnished and comes complete with a private garden and one allocated parking space.

Sahara Park enjoys a prime setting on Links Place and as you turn into the private courtyard, you catch a glimpse of the sparkling sea and the East Lothian coastline beyond.

Inspired by Scottish vernacular architecture, the modern building boasts traditional sash windows, natural stone door and window dressings, and a striking stone-clad turret. The main entrance leads into a practical vestibule, which flows into the south-facing living room. Extending some 25 sq. metres this vast reception room allows flexible scope for comfortable seating and/or a dining area to suit. The well-appointed kitchen features a back door to the private garden and is equipped with ample storage and workspace, plus an integrated gas hob and an integrated electric oven/grill. These are supplemented with a freestanding dishwasher, washing machine, tumble dryer, microwave and fridge freezer. The large dining room opposite the kitchen provides a dedicated setting for family meals and entertaining.

Features

- Modern terraced house
- Beachfront setting
- Factored development
- Entrance vestibule
- South-facing living room
- Well-appointed kitchen
- Versatile dining room
- Large double bedroom
- Two single bedrooms
- Bathroom & shower room
- Enclosed private garden
- Allocated parking space
- GCH and DG









Housed within the turret, the ground-floor shower room features a curved wall and is styled in fitting ocean blue and sand-coloured hues. Completing the ground floor is a generous under-stair cupboard. Upstairs the first floor accommodates one double bedroom and two single bedrooms, all of which enjoy fitted wardrobes and flexible space for various configurations.

The landing also incorporates handy built-in storage and a three-piece bathroom. Gas central heating fuelled by a new combi boiler (installed in April 2018), double-glazed windows and LED lighting ensure year-round home comfort and efficiency.

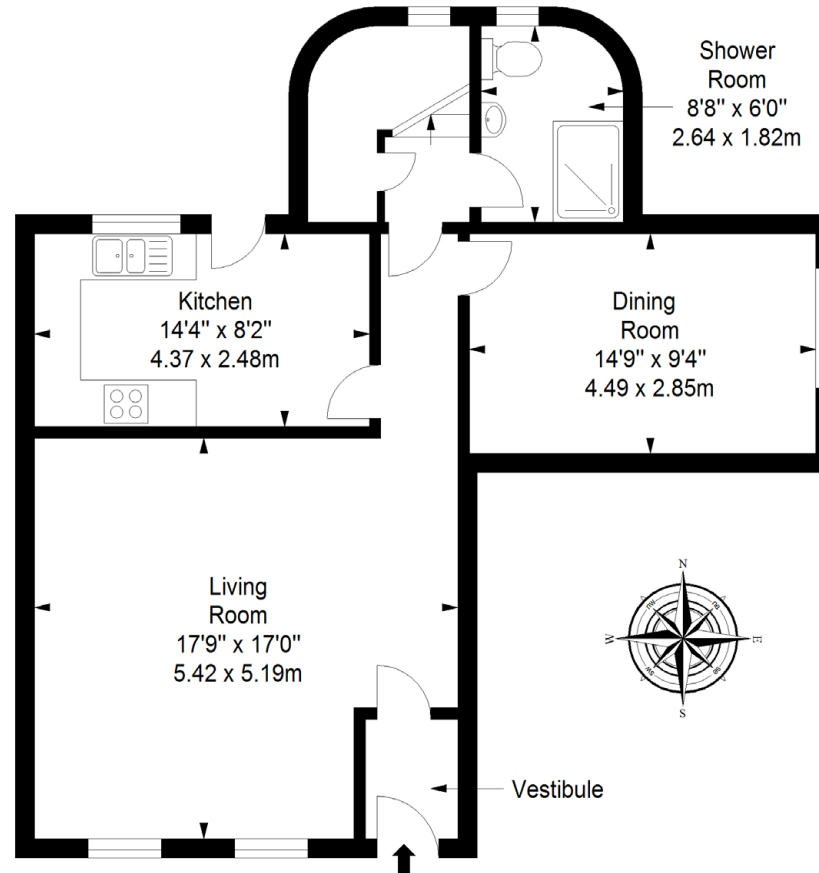
The private garden is landscaped for minimal maintenance and offers secondary access to the property via a secure gate on Links Place. The house benefits from one allocated parking space, as well as further visitors' parking in the courtyard. Residents are just seconds' walk from the beach via the courtyard and a walled path, which yields panoramic coastal views as far as North Berwick Law and East Lothian.

Extras: all fitted floor coverings, window coverings, light fixtures, white goods and furniture to be included in the sale.

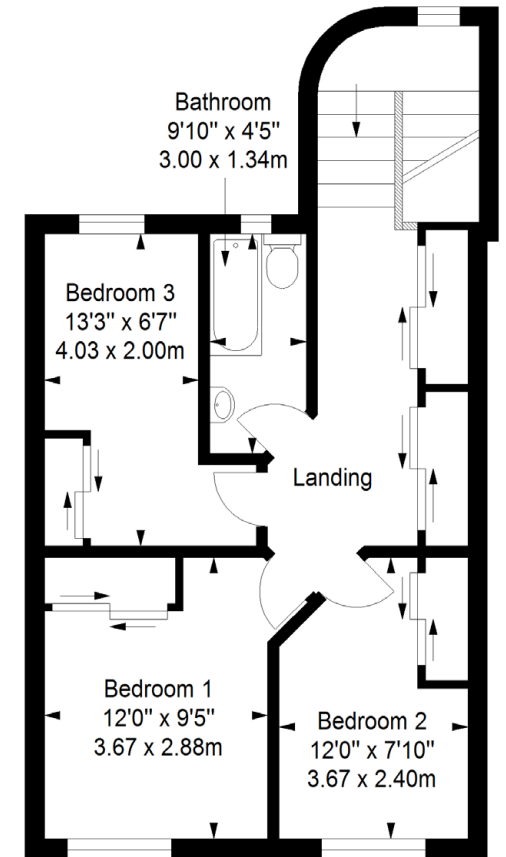
EPC Rating - C..



Ground Floor
Approx. 67.1 sq. metres (722.3 sq. feet)



First Floor
Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 115.7 sq. metres (1245.4 sq. feet)