

Thorntons 
Let's get a move on!



St Johns, 78 High Street, Earlsferry, Fife, KY9 1AQ

01333 310481 | WWW.THORNTONS-PROPERTY.CO.UK



Elegant spacious home enjoying elevated views toward the beach and Granary. Beautiful period features and adaptable accommodation on the first and second floor of traditional townhouse.

St John's has been both a very comfortable main home and is currently used holiday let providing a good income. A secure key box entry system gives access to the shared vestibule and in turn to a handsome entrance stair.

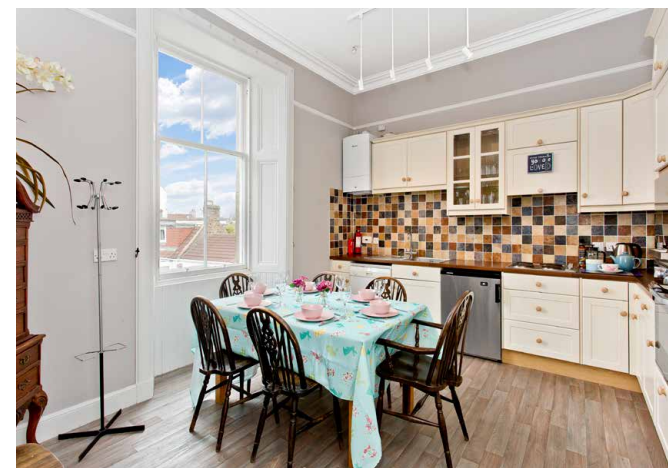
The first floor opens out to a grand dining hall enjoying the arched stained glass gallery window. The impressive bay window lounge has a window seat to best enjoy the roof top sea views. The cornice and fireplace finish the room off. The generous dining kitchen is well equipped with ample wall and floor units, electric hob, oven, free standing dishwasher and fridge. The master bedroom has a wall of fitted wardrobes with overhead additional storage and an en suite shower room. The bedroom has a lovely view toward the Light house. Bedroom two looks out toward the golf course. The spacious family bathroom completes the first floor. The top floor has the three further bedrooms and a modern shower room. The two front bedrooms have stunning views toward Berwick Law, Bass Rock, the Granary and light house. Bedroom three also

has views over the golf course being dual aspect and benefits from fitted wardrobes. A large utility cupboard completes the upper accommodation.

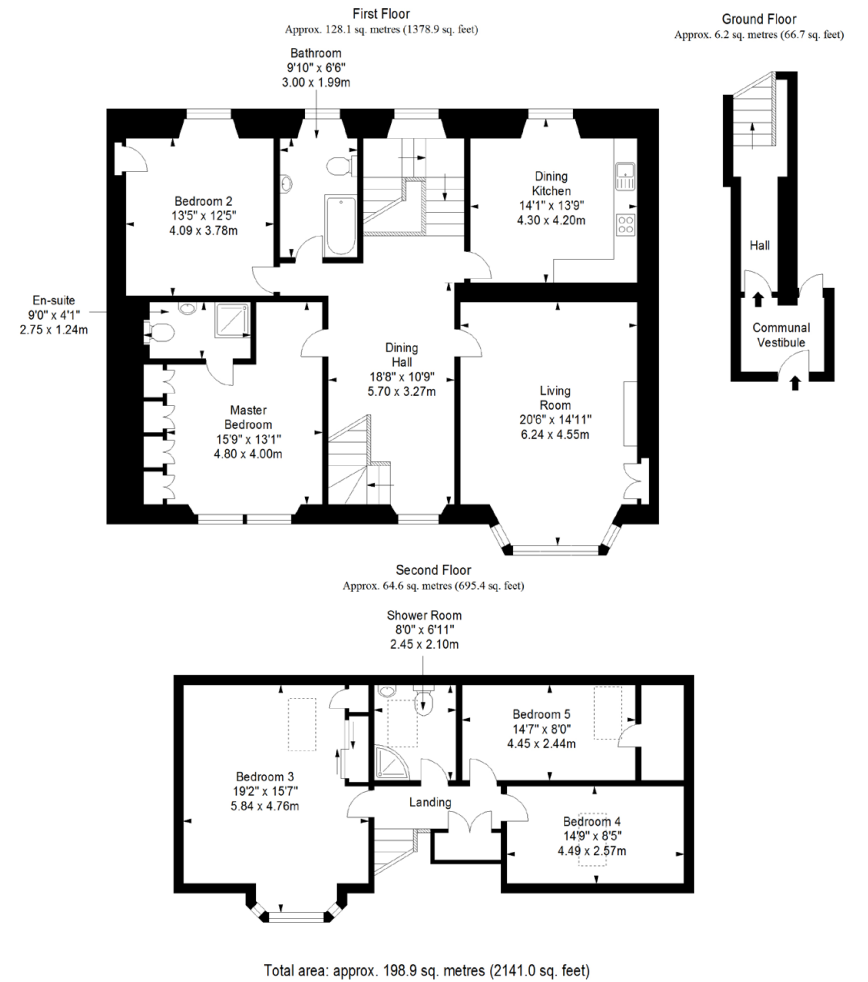
The furniture and most contents are available by separate negotiation allowing potential purchasers to use the property without delay on completion.

Elie & Earlsferry have excellent local amenities including arguably the finest beaches within the East Neuk, 2 golf courses, a watersports centre and an array of eating establishments, shops and public houses. The historic university town of St Andrews, 'the home of golf', is only twelve miles away and Edinburgh is only forty-four miles away.

EPC Rating - D.







FEATURES

- Roof Top Sea Views
- Located between Beach and Golf Course
- Spacious 5 bedroom Home
- Currently used as a holiday Let
- Ideal Main Home
- Bay Window Lounge
- Dining Hall
- Dining Kitchen
- Bathroom
- Shower Room
- En Suite

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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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