

FT & DC
WALLACE

REVISED PRICE
21 Park Place
Elie
Offers Over £440,000



Traditional stone-built mid-terraced property on three floors with three bedrooms located in the centre of the highly desirable and historic East Neuk village of Elie. Close to all amenities and the beach being only a short walk away. There are a variety of shops in the High Street; baker, newsagent, delicatessen, hairdresser, clothes shop and gift shops as well as The Station Buffet pub. In the harbour area a watersports centre offers a variety of activities. The Ship Inn and the beachside sauna are located here also. In Earlsferry, the Sports Club has a 9 hole golf course, driving range, tennis courts and bowling green as well as The Pavilion cafe. The 18 hole Championship course is adjacent to the 9 hole course. The beautiful and much photographed beaches of Elie and Earlsferry are clean and family friendly. The other picturesque East Neuk villages are within easy reach along with St Andrews and it's historic charms (and famous golf courses).

The front door is of traditional timber with glazed panels and decorative top light. It leads onto Victorian floor tiling and in turn to the hall offering access to the downstairs sitting room, the kitchen and the staircase.

Downstairs Sitting Room **3.71m x 2.74m**
A versatile room which could be utilised as a bedroom, dining room, office. Bay window to the front of the property with wooden shutters. Cast iron fireplace with timber mantelpiece and tiled hearth. Two wall cupboards and an open, spacious, recessed storage area. Fitted carpet. Radiator.

Kitchen **3.91m x 3.73m**
Lovely large kitchen with modern wall and floor units in a neutral shade with black sparkle worktops. Stainless steel 1.5 sink with chrome mixer tap and drainer. Integrated dishwasher. Freestanding washing machine. Freestanding oven with gas hob. Plenty of room for dining or developing kitchen further. Door leading from kitchen into glazed porch which leads out into chipped area and then shared garden ground and washhouse to rear. Window to rear. Understairs cupboard containing GCH boiler. Vinyl flooring. Radiator.

From the hall, the carpeted staircase with traditional wrought iron spindles and timber handrail leads to a bathroom on the turn of the stairs. A Velux window provides light into the stairwell.

Bathroom **2.88 x 2.02m**
Bright bathroom with privacy window to the side of the property. Bath with Mira fitted shower, glass screen and waterproof wallcovering around shower area. W.c., wash hand basin with fitted mirror and shaving light above. Timber clad walls and ceiling. Vinyl flooring. Towel rail. Radiator.

A further few stairs to the first floor landing where there are two storage cupboards and a radiator, along with the upstairs sitting room and bedroom. Stairs lead from this landing to the second floor accommodation.

Bedroom 1 **3.77m x 2.82m**
Spacious double bedroom with window (with shutters) overlooking rear garden and golf course. Cupboard. Fireplace with timber surround. Fitted carpet. Radiator.

Upstairs Sitting Room **5.03m x 3.77m**
Large sitting room with window to front of property. Fitted bookcases on two walls. Storage cupboard. Open fireplace with cast iron surround and timber mantelpiece. Fitted carpet. Radiators.

Stairs lead from landing to second floor and further bedrooms.

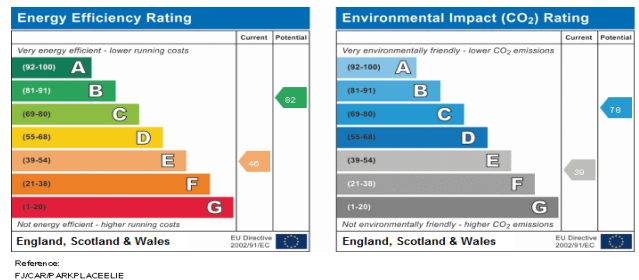
Bedroom 2 **5.03m x 3.77m**
Large double room with double window formation to rear. Storage cupboards. Fitted carpet. Radiator.

Bedroom 3 **3.01m x 1.82m**
Single room with Velux window to front of property. Storage cupboard. Fitted carpet. Radiator.

Exterior
The front of the property is pleasantly planted. The shared rear garden ground is laid to grass and mature shrubs and with wash poles and a shared wash house.

Extras
The carpets, curtains and blinds are included in the sale together with the white goods, excluding warranty. Additional items of furniture are subject to negotiation.

Energy Performance Rating



Council Tax - Band "E" for the year 2023-2024.

Viewing
Please contact FT & DC Wallace to arrange a viewing appointment. Telephone 01333 423804.



THE PROPERTY MISDESCRIPTIONS ACT 1991

- The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
- It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
- The vendors are not bound to accept the highest or any other offer.

