



Thorntons 
The right way to move

Rocklands 11 High Street

Elie And Earlsferry,
Fife, KY9 1AF





Summary

Set on the first floor of a traditional seafront residence, with direct shore access and allocated parking, this two-bedroom main-door flat enjoys a prime position in the charming coastal town of Elie and Earlsferry. Much loved by locals and visitors alike, the area is renowned for its excellent amenities, Blue Flag sandy beach, and breathtaking setting in the picturesque East Neuk of Fife. The home's modern interiors enjoy excellent natural light and a tasteful minimalist décor. In addition to two double bedrooms, there is a shower room and a sociable open-plan living room and kitchen, which features a breakfast bar and integrated appliances. Additionally, there is useful external storage. Extras: All fitted flooring, window coverings, and light fittings are included in the sale.

Features

- Bright, stylish first-floor flat with main-door entrance
- Seafront location with direct beach access
- Entrance hall with storage
- Open-plan living room and integrated kitchen with a breakfast bar
- Two double bedrooms (one with built-in storage)
- Modern shower room with storage
- Private stone-built external store
- Allocated parking space
- Electric heating and double glazing



"Highlights include a seafront setting with shore access, convenient allocated parking, and external storage."







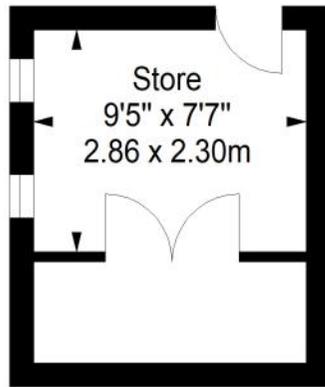
"Perfect for relaxed coastal living, a holiday retreat, or rental investment, close to excellent amenities and sandy beaches."



Floorplan

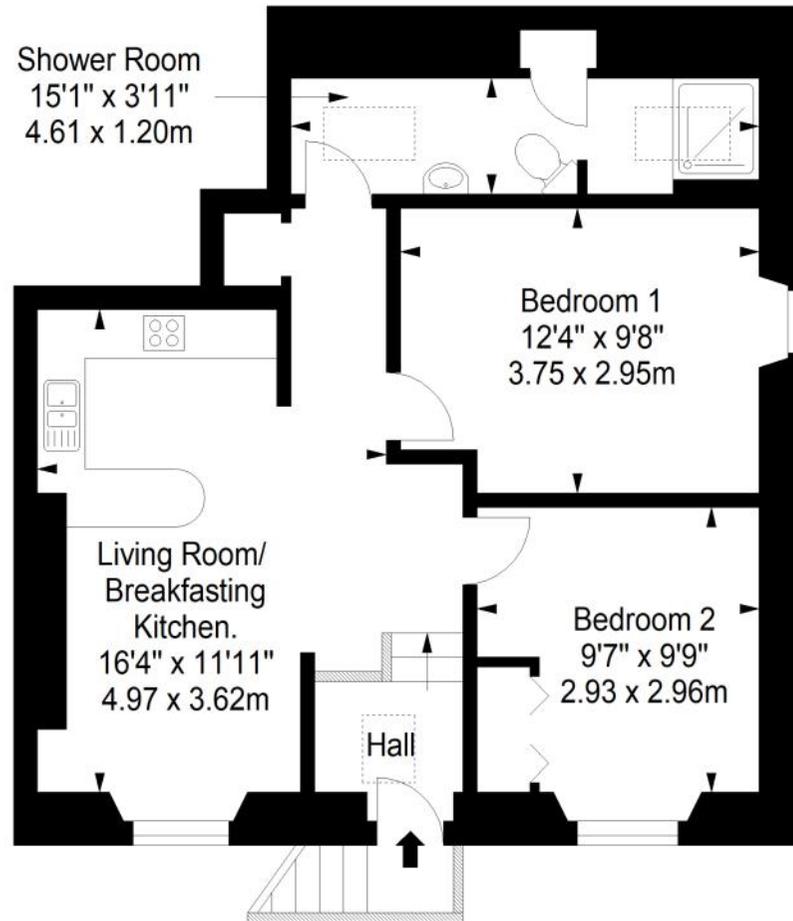
Store (Ground Floor)

Approx. 9.8 sq. metres (105.5 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



Total area: approx. 51.9 sq. metres (558.6 sq. feet)



Thorntons

The right way to move

Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutherea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland