



Solicitors & Estate Agents

16

Baird Place, Elie, LEVEN, KY9 1EH



Working harder for you



3 bedrooms



2 public

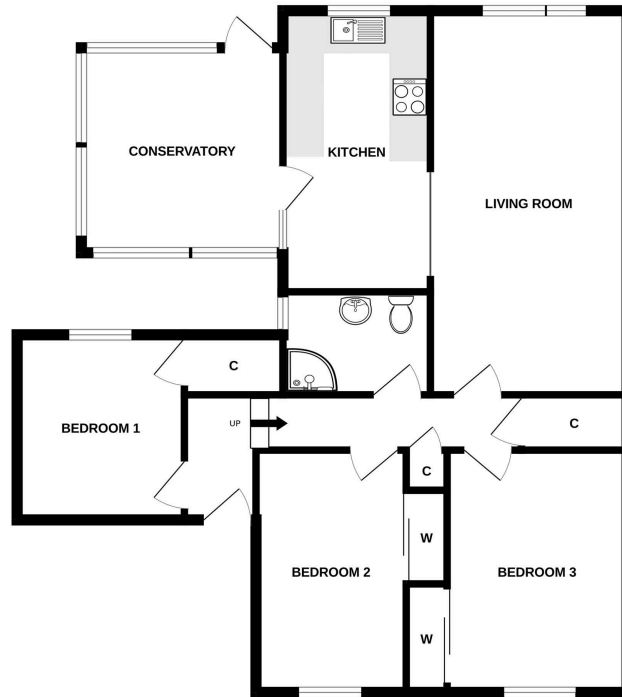


1 bathroom



- + Link bungalow located within a secluded cul-de-sac within the desirable coastal town of Elie
- + Famous for its golden beaches, rocky coves and beautiful views, Elie promises an idyllic lifestyle for buyers looking in the East Neuk of Fife
- + The town offers a wide range of local amenities, including a library, a newsagent, a deli and bakery. Various cafes, restaurants, bars, pubs, and guesthouses available
- + For those seeking outdoor pursuits, golfing is available at Elie Golf House Club and Earlsferry Links Golf Course. The bay is also perfect for a range of water sports including sailing and surfing
- + Inside the home an entrance hall leads through to the back of the house, opening to a bright and spacious living room with wood burning stove and south facing outlooks over green space
- + Kitchen comes with space for appliances, floor and wall mounted storage and leads to an additional sun room over looking gardens
- + Three bedrooms within the hallway with built in wardrobes within two of the bedrooms
- + Shower room with WC and wash hand basin
- + Gardens to the rear, consisting of lawn, patio and decked area
- + Single garage
- + Gas central heating and double glazing
- + EPC Rating - D

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room	6.19 m x 3.50 m / 20'4" x 11'6"	Bathroom	2.37 m x 1.68 m / 7'9" x 5'6"
Kitchen	4.38 m x 2.38 m / 14'4" x 7'10"	Conservatory	3.53 m x 2.33 m / 11'7" x 7'8"
Bedroom 1	2.98 m x 2.70 m / 9'9" x 8'10"		
Bedroom 2	3.90 m x 2.41 m / 12'10" x 7'11"		
Bedroom 3	3.90 m x 2.90 m / 12'10" x 9'6"		



Sharing is caring!

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espc

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