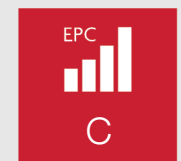
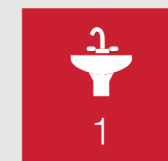
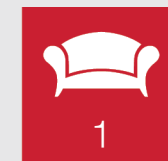




**Thorntons**   
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## 7 Hycroft, Lodge Walk

Elie And Earlsferry, Leven, Fife,  
KY9 1EE







## Summary

Desirably located in the picturesque seaside town of Elie, this tastefully presented first-floor flat lies within a peaceful development offering private parking and a sea-facing communal garden with direct beach access, maintained by an informal residents' factor. The homely interiors comprise an entrance hall with storage, a living room, a bright dining kitchen, a contemporary bathroom, and a remarkably spacious double bedroom with a fitted wardrobe. Furthermore, the flat has additional storage in the loft accessed via a loft ladder. It is a desirable residence that will appeal to a wide demographic.

Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Features

- First-floor flat with a quiet seaside setting
- Tasteful understated décor
- Airy entrance hall with storage
- Living room with elegant fireplace
- Bright dining kitchen
- Generous double bedroom with storage
- Modern bathroom with bath-over-shower
- Sea-facing communal walled garden with direct beach access
- Residents parking
- Gas central heating and double glazing





“A delightful coastal home with good local amenities, private parking and direct beach access from a well-kept shared garden.”









"This peacefully situated one-bedroom flat offers light and airy interiors with a tastefully understated finish."



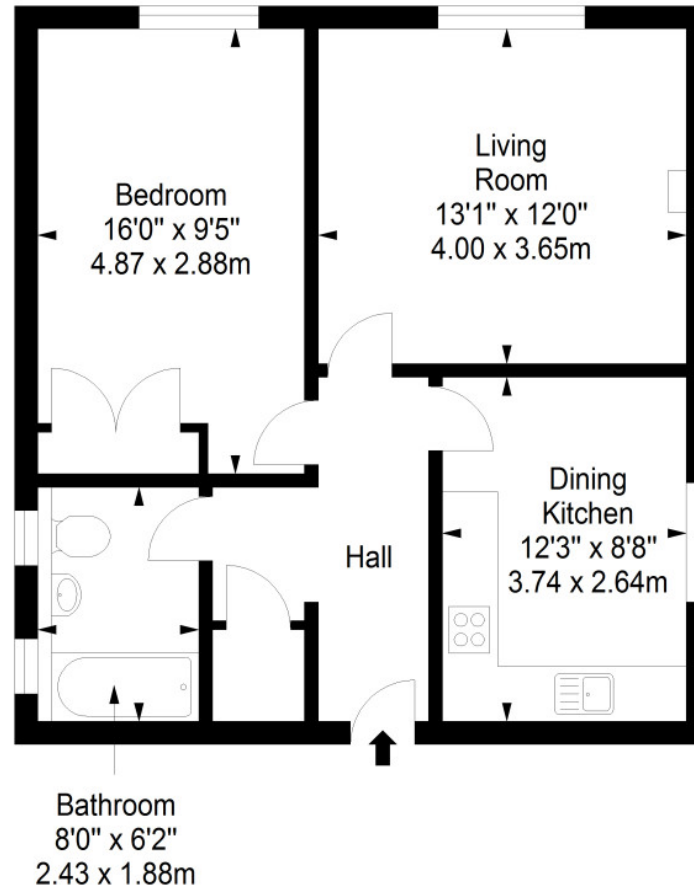
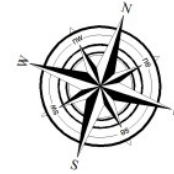




# Floorplan

## First Floor

Approx. 53.2 sq. metres (572.6 sq. feet)



Total area: approx. 53.2 sq. metres (572.6 sq. feet)



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