

# 43 LODGE WALK

Elie and Earlsferry, Leven, KY9 1DD



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# WELCOME TO 43 LODGE WALK

Covering over 2,263 square feet, this exclusive detached house in the coastal town of Elie and Earlsferry is a substantial four-bedroom residence, which further boasts four reception rooms and three washrooms, as well as a private parking and a southwest-facing rear garden.



## GENERAL FEATURES

- A large and exclusive detached house
- Covering over 2,263 square feet
- Desirable location in Elie and Earlsferry
- Proximity to the coast and countryside
- Attractive interior design throughout

## ACCOMMODATION FEATURES

- Broad hall with storage & WC cloakroom
- Living room with a focal-point fireplace
- Charming dining room for family meals
- Conservatory with rear garden access
- Multi-aspect sunroom with skylights
- Study area with a skylight and storage
- Utility room with a separate store room
- Landing with storage and attic access
- Four double bedrooms with wardrobes
- Large three-piece en-suite shower room
- Modern three-piece family bathroom
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Low-maintenance front garden
- Southwest-facing, landscaped rear garden
- Integrated garage and double driveway

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A sunny garden with a landscaped design and private parking

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An idyllic lifestyle in the East Neuk of Fife

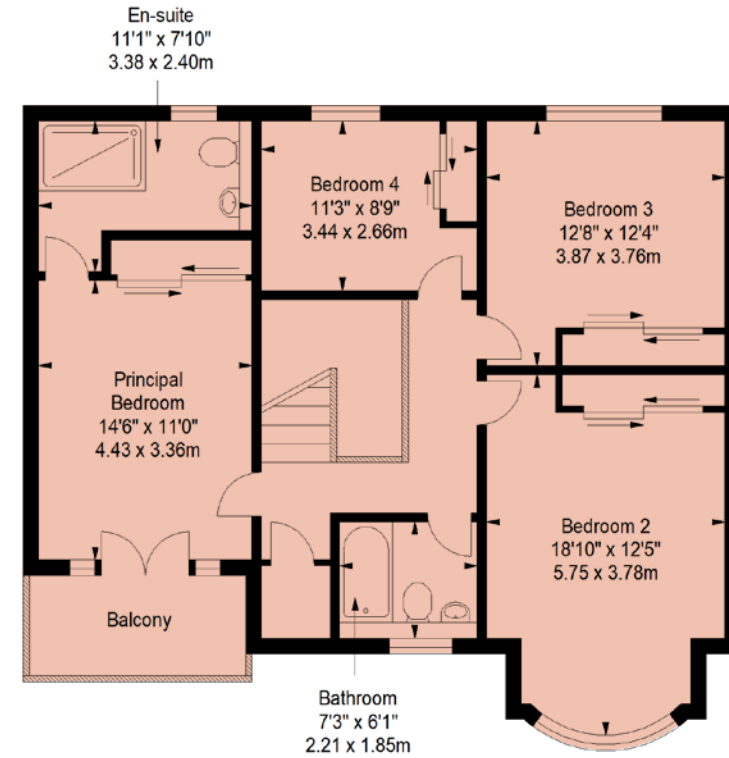
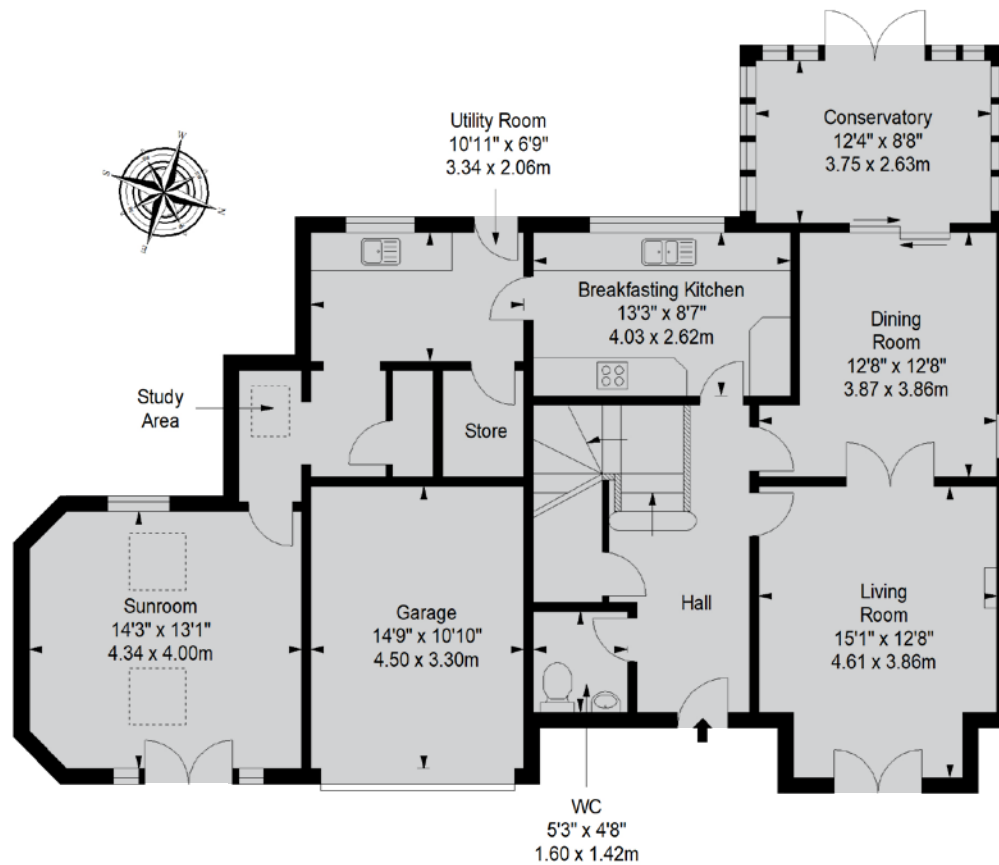


PROPERTY NAME  
43 Lodge Walk  
LOCATION  
Leven, KY9 1DD

APPROXIMATE TOTAL AREA:  
210.3 sq. metres (2263.7 sq. feet)

Ground Floor -  First Floor -

The floorplan is for illustrative purposes. All sizes are approximate.





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# A LARGE AND EXCLUSIVE DETACHED HOUSE

IN CLOSE PROXIMITY TO THE COAST AND COUNTRYSIDE

Peacefully located on a cul-de-sac, this executive four-bedroom detached house offers a sought-after coast and country lifestyle in Elie and Earlsferry. It is set within strolling distance of the countryside and stunning sandy beaches; plus, all the town has to offer is within easy reach too, including amenities, bus links, and the local school. Furthermore, the exceptional residence occupies a corner plot, providing a wealth of accommodation that is finished to high standards throughout. It offers fantastic versatility and everything modern families require in a home.

# A BEAUTIFUL FAMILY HOME

## WITH ELEGANT INTERIORS

Stepping inside, you are welcomed by a broad hall with elegant styling and understairs storage. It offers a wonderful first impression and instantly sets a high bar for the following accommodation.



# FOUR RECEPTION ROOMS

## AND A STUDY AREA

The home has four reception areas to choose from, ensuring a room for every occasion and space for peace and quiet. At the front of the property, the living room has a spacious footprint and French doors to outside, bringing lots of natural light into the room. It is enhanced by attractive interior design and a handsome fireplace that forms a lovely focal point for organising furniture. From here, double doors give way to a charming dining room for family meals and dinner parties. Sliding glazed doors then extend into the neighbouring conservatory, which is a delightful space for soaking up the garden ambience whatever the weather.





## MULTI-ASPECT SUNROOM WITH SKYLIGHTS

In addition, there is a versatile sunroom on the opposite side of the home, which features multi-aspect glazing, including skylights and French doors to outside. Next door is a private study area that has built-in storage and a skylight for a bright working environment.







# A WELL-APPOINTED KITCHEN

## WITH A GALLEY-STYLE LAYOUT

**A**ranged in a galley style, the kitchen is fitted with excellent cabinet storage at base level and mounted on the walls. It also has ample work surface space and easy-to-clean splashback tiles – all presented in an appealing colour palette. A fitted breakfast bar and seamlessly integrated appliances complete the room (gas hob, extractor hood, oven, microwave, and dishwasher). Sat adjacent, the utility room provides space for additional freestanding appliances and alternative garden access, as well as a separate store.







# FOUR DOUBLE BEDROOMS

WITH MODERN DÉCOR

The four double bedrooms extend off a first-floor landing, which provides a built-in cupboard and access to a partially floored attic via a drop-down ladder. Each bedroom is bright and airy, benefitting from modern décor and soft carpets, as well as built-in wardrobes to maximise the useable floorspace.



# THE PRINCIPAL BEDROOM

The front-facing principal bedroom further boasts the luxury of an en-suite shower room and French doors to a private balcony – perfect for enjoying a morning sunrise with a hot drink. Bedroom two is also front facing, whilst bedrooms three and four enjoy garden outlooks.



FRENCH DOORS TO A PRIVATE BALCONY – PERFECT FOR ENJOYING A  
MORNING SUNRISE





## THE WASHROOMS

# A FAMILY BATHROOM, EN-SUITE & WC

The home has three washrooms which are finished with quality fixtures and fittings. On the first floor, there is a modern three-piece family bathroom, and, attached to the principal bedroom, there is a large en-suite shower room as well. In addition, a WC cloakroom is conveniently on the ground floor by the entrance.

Gas central heating and double-glazed windows throughout ensure year-round comfort and efficiency.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.



# GARDEN & PARKING



Externally, there is a low-maintenance front garden and a family-friendly rear garden, which is fully enclosed and carefully landscaped. The latter features a generous lawn and a decked area for relaxing and dining. It also has a southwest-facing aspect, capturing lots of daily sun. A double driveway and an integrated garage at the front provide private parking for three cars.

A SUNNY GARDEN WITH A  
LANDSCAPED DESIGN



# ELIE AND EARLSFERRY, FIFE

A PICTURESQUE COASTAL TOWN WITH ITS GOLDEN BEACHES, ROCKY COVES AND STUNNING VIEWS

The picturesque coastal town of Elie and Earlsferry promises an idyllic lifestyle in the East Neuk of Fife. The linked villages have long been a popular seaside resort owing to their tranquil setting on the Fife Coastal Path. Elie and Earlsferry has retained much of its charm and character, and a rich architectural landscape: from 17th century cottages and townhouses, to imposing Victorian and Edwardian villas. The town boasts a wealth of local amenities, including a library, a newsagent, a deli, a bakery, a grocer, and a chemist, as well as no shortage of cafés, restaurants, bars, pubs, and guesthouses. Elie and Earlsferry is renowned for its fantastic sports and

outdoor activities, such as golfing at Elie Golf House Club and Earlsferry Links Golf Course, or tennis, bowls, and putting at Elie Sports Club. Newly opened Dumbarrie Links is only a few miles away. The bays around Elie and Earlsferry are also perfect for surfing, sailing, and water sports, with Elie boasting a water sports centre and sailing club. Nursery and primary schooling are provided locally at Elie Primary School, followed by secondary education at Waid Academy in Anstruther. The town is served by public bus links to St Andrews and Edinburgh, via Anstruther, and is just over 30 minutes' drive from Kirkcaldy, which benefits from a train station.







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