



12 Marine Park, Links Place, Elie, Fife, KY9 1BD

Light & Tastefully Presented, Two-Bedroom, Second (Top) Floor Corner Aspect Flat

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Property Description

Light and tastefully presented, two-bedroom, southerly facing, second (top) floor corner aspect flat, forming part of a factored development. Located in the sought-after and picturesque coastal village of Elie, on the East Neuk of Fife.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a bathroom.

A rarely available opportunity for a holiday home/let, in an exceptional location close to the waterfront.

Highlights include superb views, a bright fitted kitchen, a modern bathroom, electric heating and double glazing. In addition, there is a secured entry system, and superb storage including bedroom wardrobes and a hall store.

The development also includes a well-maintained shared garden and a private residential car park.

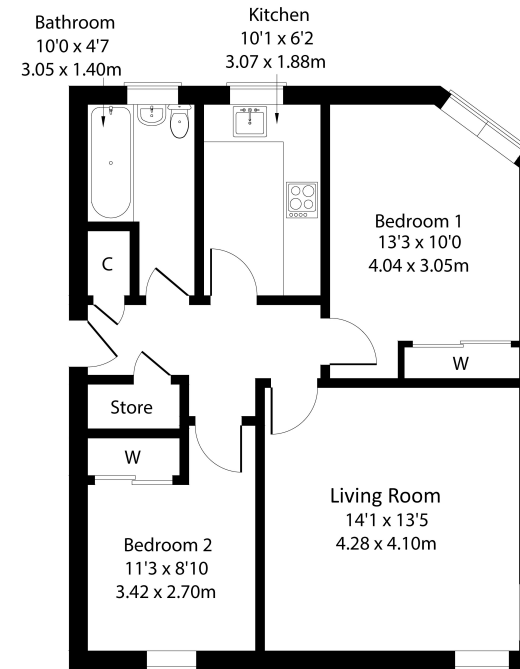
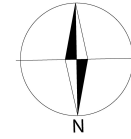
A welcoming entrance hall affords access throughout the property and offers superb storage, including a built-in cupboard and a walk-in hall store. Set to the rear, a generous living room offers space for both lounge and dining furniture and features dual-aspect corner windows with rural landscape and golf course views. Set to the front, enjoying a southerly aspect, the kitchen includes fitted units and worktops, a sink with a drainer; and a freestanding electric cooker, a washing machine, and a fridge.

Two double bedrooms are set to opposite aspects, with carpeted flooring, pendant light fittings, and built-in wardrobes. Completing the accommodation, a bright bathroom is set to the front, fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (646 sq ft - 60 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Elie is a picturesque village located on the East Neuk of Fife, Scotland, known for its charming seaside appeal and tranquil atmosphere. The village is nestled along a beautiful stretch of coastline, offering stunning views of the Firth of Forth and a series of golden sandy beaches that are perfect for a relaxing day out. The main beach, Elie Beach, is a popular spot for both locals and visitors, offering safe swimming waters, opportunities for windsurfing, rock pools that are great for exploring, as well as the well-known Elie Chain Walk. Elie's harbour, with its mix of traditional fishing boats and modern yachts, adds to the village's maritime charm and is the starting point for various coastal walks. The

village itself is characterized by its quaint, well-preserved stone cottages, many of which date back to the 17th and 18th centuries. You'll find a selection of independent shops, cafes, and traditional pubs, each offering a warm welcome and a taste of local life. Elie is also home to the historic Elie House and the 19th-century Lady's Tower, a popular viewpoint overlooking the sea. For those interested in outdoor activities, Elie boasts a challenging links golf course, one of the oldest in Scotland, nearby, you can also find tennis courts, a bowling green, and opportunities for sailing and kayaking.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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