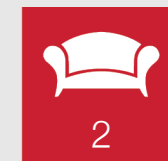




**Thorntons**  
The right way to move

## Kirklee Cottage, 66 High Street

Elie And Earlsferry, Leven, Fife  
KY9 1AQ





## Summary

This two-bedroom traditional mid-terrace cottage enjoys spacious accommodation requiring some cosmetic upgrades, which is ideal for buyers looking for a blank canvas to customise to their taste. The home boasts a sunny triple-aspect living room with a fireplace, a dining room with a press and fireplace, a double-aspect kitchen with a pantry, and two double bedrooms with a press and fireplace. Completing the home is a bathroom, a cloakroom with WC and under-stairs storage. Outside, the property benefits from a private rear garden and a pathway from the cottage to the garage, accessed via Links Road and parking in front. The cottage is on the High Street with access to shops, bus links, a golf course and the beach. Extras: Floor and window coverings, light fittings and kitchen appliances are included.

## Features

- Traditional mid-terrace cottage
- Prime coastal location in Earlsferry
- Excellent modernisation opportunities
- Vestibule and hall with storage, cloakroom and WC
- Sunny triple-aspect living room
- Spacious dining room with a press
- Dual-aspect kitchen with a pantry
- West-facing main bedroom with a press cupboard
- Second bedroom with a sunny aspect
- Bathroom with a towel radiator
- A generous rear garden
- On-street and garage parking
- Double glazed velux windows with sea views
- Gas central heating and traditional windows



“This two-bedroom terraced cottage offers buyers an exciting opportunity for modernisation and redecoration.”







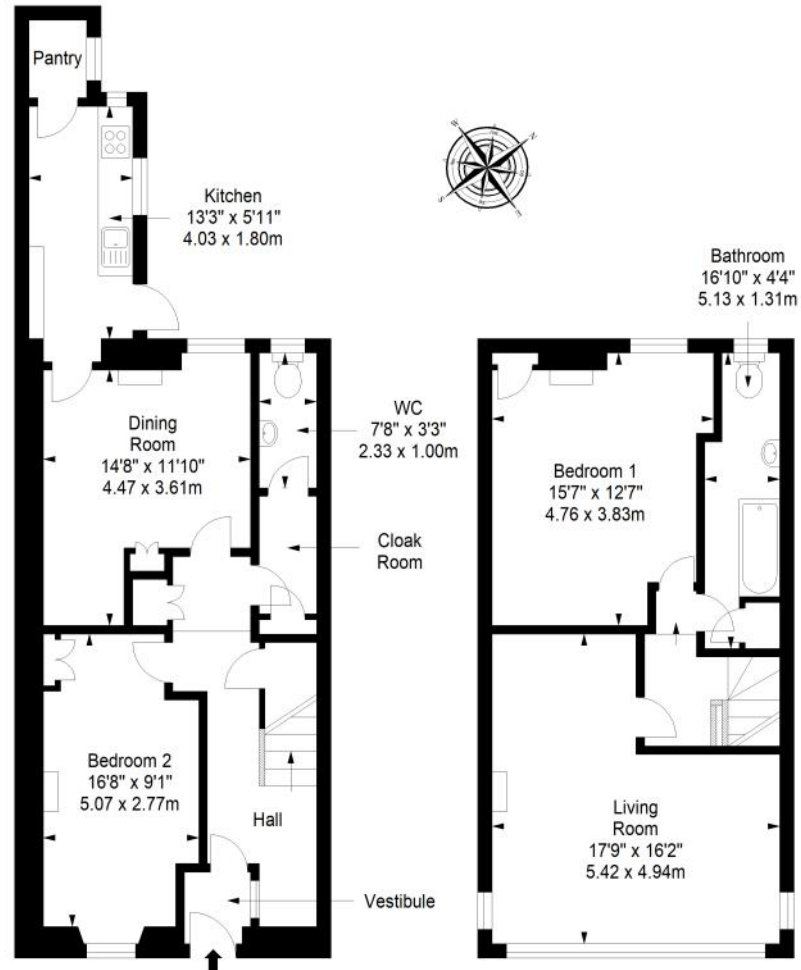
“This mid-terrace cottage is within walking distance of the beach, green spaces, shops and bus links.”



# Floorplan

Ground Floor  
Approx. 57.2 sq. metres (615.7 sq. feet)

First Floor  
Approx. 51.5 sq. metres (554.3 sq. feet)



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)



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### **ANSTRUTHER**

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

### **BONNYRIGG**

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

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Whitehall House, 33 Yeaman Shore  
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53 East High Street, Forfar, DD8 2EL  
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forfarea@thorntons-law.co.uk

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7 Whitefriars Crescent, Perth, PH2 0PA  
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165 High Street, Arbroath, DD1 1DR  
01241 876633  
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49 Bonnygate, Cupar, KY15 4BY  
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55 High Street, Montrose, DD10 8LR  
01674 673444  
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17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
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