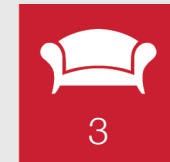




## Roselea Cottage

Earlsferry, Elie, East Neuk Of Fife  
KY9 1AU





## Summary

Enjoying a picturesque country and coastal lifestyle in sought-after Earlsferry, this two-bedroom, three-bathroom end-terrace cottage offers bright, spacious accommodation with crisp, neutral interiors. This fully refurbished home features spacious and sunny reception rooms, a sun-filled triple-aspect sunroom, a southwest-facing kitchen and two southeast-facing double bedrooms with en-suite shower rooms. Completing the accommodation is a family bathroom with a shower-over-bath. Outside the home, the seaside property is complemented by an enclosed front garden with external seating and generous driveway parking.

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

## Features

- Extended end-terrace traditional cottage
- In the Elie Earlsferry conservation area
- Entrance hall with storage and store
- Bright and airy living room
- Spacious and sun-filled dining room
- Sunny triple-aspect sunroom
- Stylish fitted kitchen
- Two double bedrooms with en-suites
- Family bathroom with overhead shower
- Private front garden with outdoor seating space
- Multi-car driveway
- Double glazed windows
- Gas central heating system



“This two-bedroom, three-bathroom end-terrace cottage is situated in Earlsferry, surrounded by picturesque coastline and countryside.”





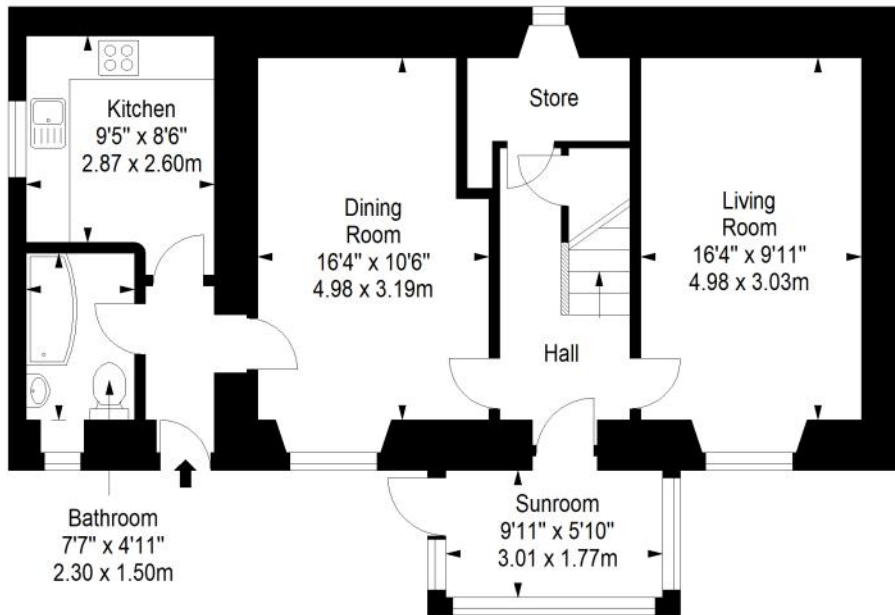


“The end-terrace cottage is within walking distance from the beach, bars, shops, a park, a primary school, and golf links.”

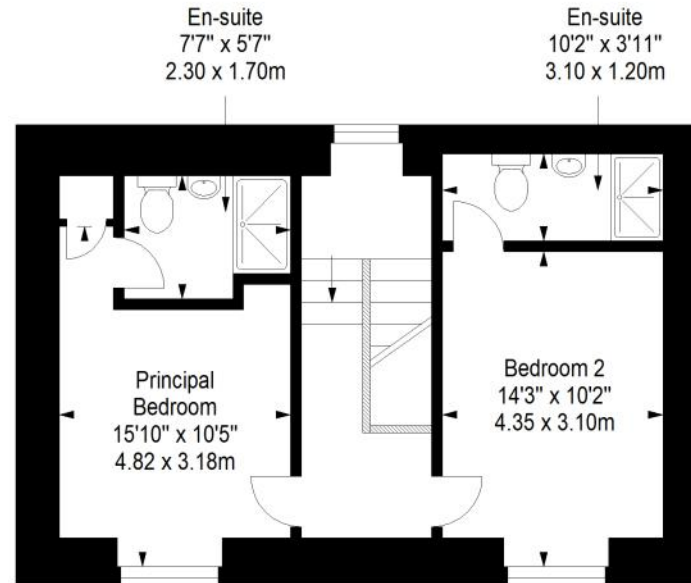


# Floorplan

**Ground Floor**  
Approx. 68.1 sq. metres (733.0 sq. feet)



**First Floor**  
Approx. 44.4 sq. metres (477.9 sq. feet)



Total area: approx. 112.5 sq. metres (1210.9 sq. feet)



# Thorntons

The right way to move

## Our Branches

### **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  
bonnyriggea@thorntons-law.co.uk

### **DUNDEE**

Whitehall House, 33 Yeaman Shore  
Dundee DD1 4BJ  
01382 200099  
dundeeya@thorntons-law.co.uk

### **FORFAR**

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### **PERTH**

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### **ARBROATH**

165 High Street, Arbroath, DD1 1DR  
01241 876633  
arbroathea@thorntons-law.co.uk

### **CUPAR**

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cupareaa@thorntons-law.co.uk

### **EDINBURGH**

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinea@thorntons-law.co.uk

### **MONTROSE**

55 High Street, Montrose, DD10 8LR  
01674 673444  
montroseea@thorntons-law.co.uk

### **ST ANDREWS**

17-21 Bell Street, St Andrews, KY16 9UR  
01334 474200  
standrewsea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP  
Regulated by The Law Society of Scotland