

SCOTTCRAIG HOUSE

Elie Estate, Elie, KY9 1ER



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


Welcome to SCOTTCRAIG HOUSE



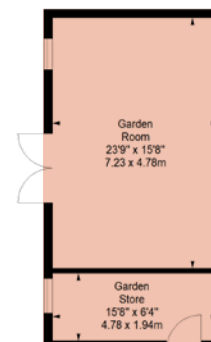
PROPERTY NAME
Scottcraig House

LOCATION
Elie, KY9 1ER

APPROXIMATE TOTAL AREA:
403.2 sq. metres (4340.1 sq. feet)

Ground Floor-  First Floor-  Externals - 

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



IMPRESSIVE

from the moment you arrive

Set within the exclusive Elie Estate, this striking contemporary home offers a refined interpretation of modern Scottish design, beautifully grounded in its natural surroundings. Designed and built by Andrew Davie Homes and completed in 2017, the property is entirely bespoke, combining architectural clarity with exceptional craftsmanship and eco-efficient performance. Arranged over two floors, the house provides five generously proportioned bedrooms and a thoughtfully considered layout that flows seamlessly between living spaces and the surrounding gardens.

The exterior is both striking and carefully considered, blending natural sandstone with crisp render and vertical timber cladding beneath a traditional natural slate roof. Anthracite grey windows and doors add definition, their timber sash-and-case conservation double glazing offering a subtle reference to the home's heritage setting. Set back behind private walled gardens, a generous gravel driveway and a triple integrated garage, the house makes an immediate and confident first impression in one of the East Neuk's most desirable locations.

Welcome to

CONTEMPORARY LIVING



A warm WELCOME

The front door opens into a beautifully composed L-shaped entrance hall, centred around an impressive wide oak staircase. Floor-to-ceiling windows, fitted with plantation shutters (a feature found throughout the house), draw daylight deep into the heart of the home. Quality flooring with underfloor heating provides comfort and visual continuity, while solid oak doors and finely finished joinery offer an immediate indication of the craftsmanship evident throughout this immaculate family home.



A wide-angle photograph of a modern living room. The room features a high ceiling with a large, multi-tiered chandelier. A prominent stone wall serves as the backdrop for a large, L-shaped leather sofa. The sofa is adorned with patterned and solid-colored throw pillows. In front of the sofa is a low, square coffee table with a white top and black frame. To the left, a large flat-screen TV sits on a dark console. A balcony with a glass railing and wooden frame is visible on the upper level. Large windows and glass doors provide ample natural light. The floor is made of light-colored wood, and a large, abstract rug is placed under the coffee table.

A STRIKING

*living space that flows in
all directions*



A truly spectacular RECEPTION ROOM

Glazed double doors lead effortlessly from the hall into the most striking of living spaces, a truly spectacular reception room defined by scale, light and architectural drama. The double-height ceiling, punctuated by skylights, floods the room with natural light, illuminating exposed timber beams and the galleried landing above. A full-height glazed wall with patio doors visually extends the space into the sun-filled



garden beyond, creating a seamless connection between indoors and out. Textured stacked-stone feature walls form a dramatic backdrop to the oversized wood-burning stove, ideal for cosy evenings at home. The living room enjoys a semi-open-plan relationship with the kitchen and dining area, making it equally suited to relaxed family living and more formal entertaining.





THE SITTING ROOM



*a flexible
and private
retreat*

*A*ccessed from the main living space, this intimate and private reception room is currently utilised as a snug or television room. Exceptionally versatile, it can easily adapt to a range of uses. With views over the rear garden and a large wood-burning stove, it offers a calm retreat from the principal living areas, ideal for reading, relaxing by the fire, or enjoying family time in a more secluded setting.



AN IMPRESSIVE KITCHEN

an entertainer's delight



At the heart of the home lies an exceptional breakfasting kitchen and dining area, where contemporary design meets everyday practicality. Crafted by German manufacturer Schüller, the kitchen is both sleek and highly functional, with clean-lined cabinetry topped by durable Silestone worktops. A substantial central island provides a natural gathering point for family and friends, offering additional preparation space as well as informal seating.



The kitchen is comprehensively equipped, featuring a Smeg range cooker with five-ring induction hob, three ovens and a warming drawer, alongside an integrated Siemens dishwasher and dedicated housing for an American-style fridge freezer. The kitchen flows seamlessly into the adjoining dining area, where an impressive bow window creates a light-filled setting for a full-sized dining table seating up to ten. Plantation shutters frame delightful views over the garden, while glazed patio doors open directly onto a sandstone-paved terrace.

Sheltered from the wind and bathed in sunshine, this outdoor space becomes a natural extension of the kitchen and dining area, ideal for relaxed al fresco dining and summer entertaining. Discreetly positioned nearby, the utility room is designed to keep everyday tasks neatly out of sight. It provides additional storage, Silstone worktops, an integrated dishwasher and bespoke cabinetry housing the washer and dryer. With direct external access, it is perfectly suited to the practical demands of busy family life.





A masterful GALLERIED LANDING

The oak staircase rises to a beautifully light-filled galleried landing that overlooks the dramatic double-height living space below. Exposed timber beams, skylights and glazed balustrades with solid oak detailing create an architectural yet welcoming upper level. Plantation-shuttered windows draw in natural light, while the openness and connection between floors enhance the home's refined sense of flow.

From here, three distinct landing areas provide access to the four generously proportioned first-floor bedrooms. A particularly thoughtful design feature of the house is the level of privacy afforded between all five bedrooms, with four located on the first floor and the fifth forming a separate guest suite on the ground floor.



THE PRINCIPAL

Bedroom suite



he principal bedroom is a calm and beautifully proportioned retreat, finished in a soft contemporary palette. Generous in scale, it flows into a walk-in dressing room fitted with sleek, full-height bespoke wardrobes.

Beyond, the en-suite bathroom is elegantly appointed with a freestanding slipper bath, separate glazed shower enclosure and refined sanitaryware, complemented by premium Hansgrohe fittings. Completing the suite is a large covered balcony with glazed balustrading and timber detailing, offering a peaceful vantage point over the garden.





Bedrooms two and three are beautifully balanced mirror images, each enjoying generous proportions, excellent natural light and plantation-shuttered windows. Both benefit from walk-in wardrobes and stylish en-suite shower rooms, finished in soft neutral tiling with sleek sanitaryware and Hansgrohe fixtures throughout.





The privately spaced sleeping quarters, all with en-suites



*B*edroom four, also positioned on the first floor, is a well-proportioned double room finished in warm neutral tones with oak detailing. It features a fitted wardrobe and a sleek en-suite shower room completed to the same high standard.



Bedroom five, located on the ground floor, provides an impressive and thoughtfully designed guest suite ideal for visitors or multigenerational living. Enjoying views over the front garden, it is complemented by a large fitted wardrobe and a beautifully appointed four-piece en-suite bathroom with bath and separate shower enclosure.

A stylish

BATHROOM



Completing the ground floor is a stylish shower room, ideal as a guest powder room. Adjacent is a dedicated media room housing the home's technology, heating systems and eco-efficient controls, including the water tank and boiler. A generous boot room provides internal access to the triple integrated garage and direct access to the rear garden. Well-proportioned and versatile, this space would also lend itself superbly as a home office.

SUNNY

gardens and outbuildings



The private gardens at Scottcraig House extend to approximately half an acre and have been thoughtfully landscaped to complement both the architecture of the house and family living. To the front, a neatly arranged garden enjoys gentle morning sun, with manicured lawns, structured planting and defined walkways creating an elegant sense of arrival.



To the rear, the west-facing garden is a particular highlight, bathing in sunlight throughout the afternoon and into the early evening. Expansive paved terraces extend directly from the house, ideally positioned for dining, lounging and summer gatherings. Level lawns are framed by established trees, hedging and carefully considered planting beds, creating a sense of privacy and tranquillity. At the far end of the garden sits an insulated timber cabin, currently arranged with a garden store and a generous secondary room housing a golf simulator, which is included in the sale. This versatile building offers excellent potential for leisure, hobbies or home working, all set within the privacy of this exceptional garden setting.





Exceptional private parking

Scottcraig House is exceptionally well provided for in terms of parking and storage, with three integrated garages, each fitted with automated doors. The garage accommodation is notably generous, offering space for vehicles alongside storage or workshop use, enhanced by windows that introduce natural light. To the front, a substantial gravel driveway provides extensive private parking for multiple vehicles.

Comfort and efficiency are central to the home's design. The ground floor is served by individually controlled underfloor heating, while an energy-efficient boiler supplies hot water and radiators to the first floor. Built to modern standards, the house benefits from high levels of insulation and double-glazed windows and doors throughout, ensuring an economical and comfortable living environment year-round.

Extras: Included in the sale are all fitted floor coverings, light fittings, bespoke plantation shutters, all kitchen and laundry appliances, the ten-seater dining table and the golf simulator.

THE HISTORY

of the magnificent Elie House Estate

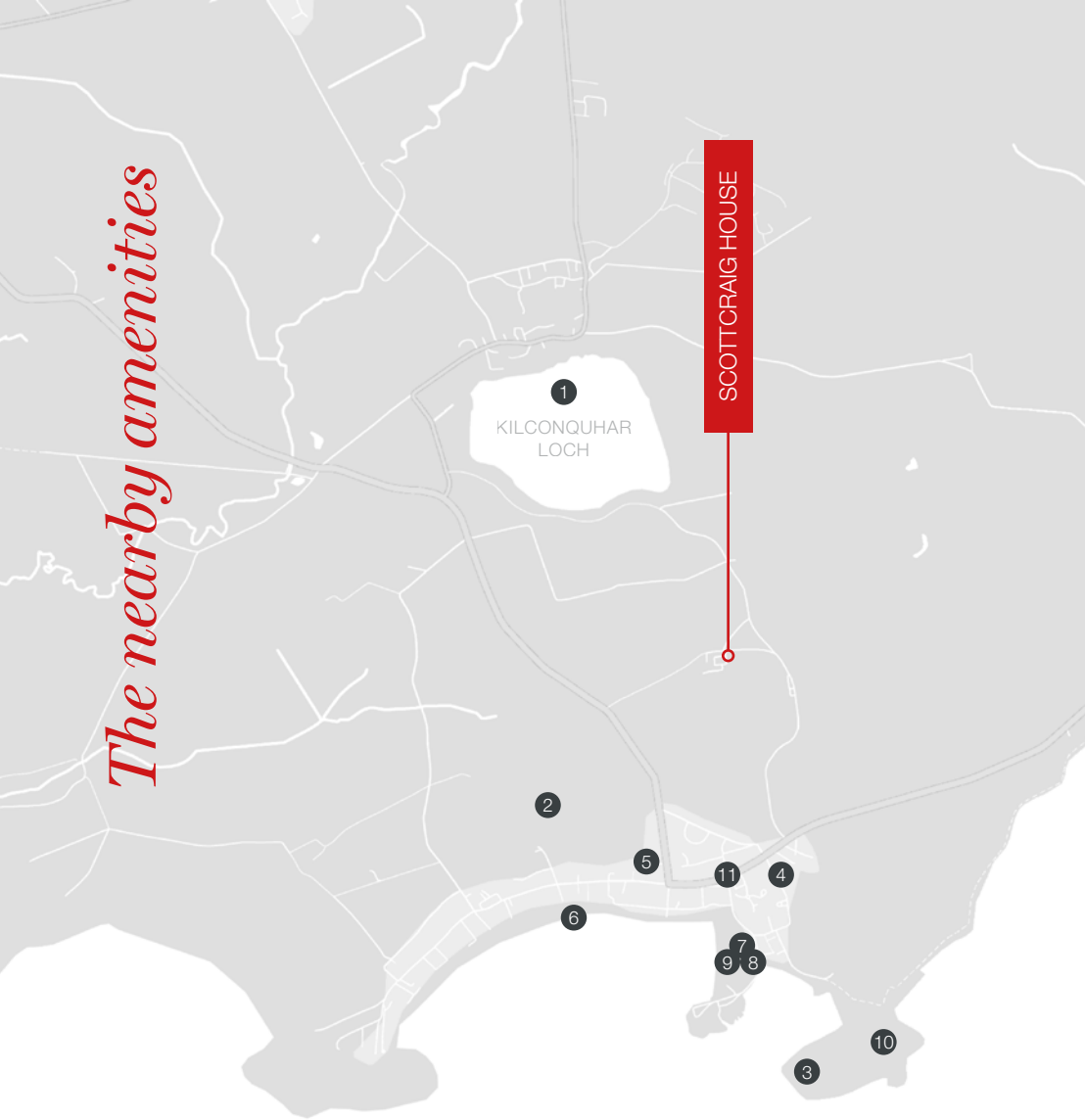
Built in 1697 as the ancestral seat of the Anstruther family, the A-listed (Grade I) Elie House was conceived as a country estate in the fullest sense. The surrounding grounds extended across open pasture and mature parkland, with carefully protected sightlines towards the North Sea and inland to the rich agricultural landscape of Fife. Central to this setting is the nearby Kilconquhar Loch, a broad, shallow freshwater loch that has long been integral to the character of the estate. The loch provided not only sustenance and recreation, but also a natural sense of enclosure and tranquillity, lending the land a calm, reflective quality that endures today.

Historically, the estate lands were worked and managed as a cohesive whole, balancing productivity with pleasure. The presence of the loch, together with sheltering woodland and gently undulating ground, created a protected microclimate and a richly varied landscape. Wildlife flourished here, and the loch remains a notable haven for birdlife, reinforcing the estate's enduring relationship with the natural world. From the house, the land descends gradually towards the coast, where one of the estate's most romantic features, the Lady's Tower, stands sentinel on the shoreline. Built in 1771 as a private

bathing pavilion for Lady Janet Anstruther, it forms a visual counterpoint to Kilconquhar Loch inland. Water frames the estate on both sides, with sea and loch defining its unique sense of place. Elie Harbour originally formed part of the Elie House estate lands. In 1854, the harbour was gifted to the people of Elie by William Baird, who then owned Elie House. The transfer was intended to support the local fishing community and maritime trade. A commemorative plaque remains at the harbour today, recording this act of benefaction and the estate's historic connection to the shoreline. Through successive ownerships, including Victorian custodians and later 20th-century uses, the essential character of the grounds was preserved. While ornamental planting and shelter belts were introduced, the estate never lost its openness or its connection to the surrounding landscape. Today, Elie Estate remains defined by this exceptional setting. The combination of loch, parkland and coastline offers a rare sense of space and serenity, where long views, changing light and the quiet rhythms of nature shape daily life. It is this seamless dialogue between house and land, grounded, elemental and deeply rooted in its surroundings, that makes Elie House one of the East Neuk's most compelling and quietly beautiful estates.



The nearby amenities



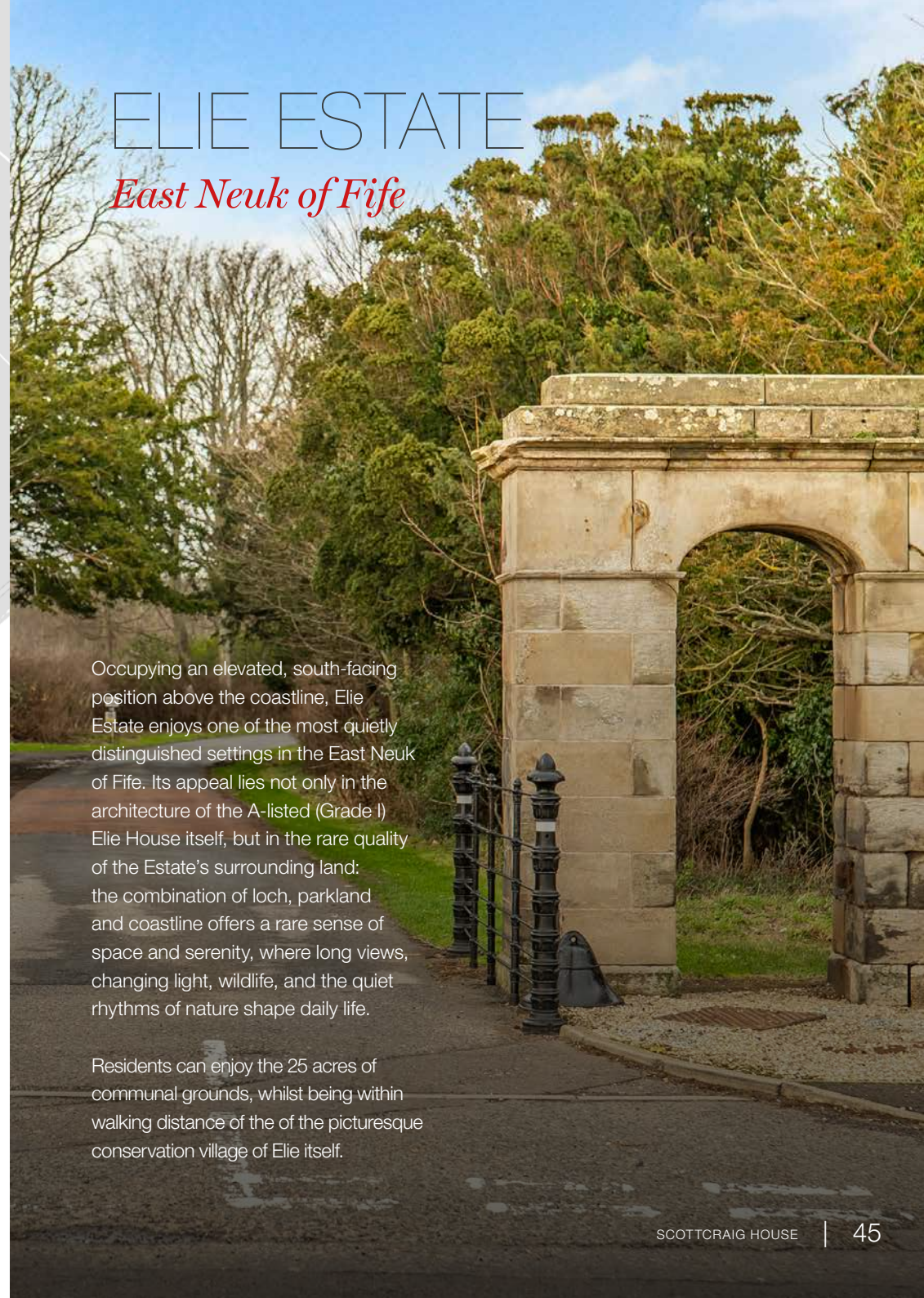
- 1 KILCONQUHAR LOCH
- 2 ELIE GOLF CLUB
- 3 ELIE NESS LIGHTHOUSE
- 4 PITTENWEEN ELIE SURGERY
- 5 ELIE PRIMARY SCHOOL
- 6 EARLSFERRY BEACH
- 7 THE SHIP INN
- 8 SHIP INN CRICKET CLUB
- 9 ELIE BEACH
- 10 LADY'S TOWER
- 11 HIGH STREET

ELIE ESTATE

East Neuk of Fife

Occupying an elevated, south-facing position above the coastline, Elie Estate enjoys one of the most quietly distinguished settings in the East Neuk of Fife. Its appeal lies not only in the architecture of the A-listed (Grade I) Elie House itself, but in the rare quality of the Estate's surrounding land: the combination of loch, parkland and coastline offers a rare sense of space and serenity, where long views, changing light, wildlife, and the quiet rhythms of nature shape daily life.

Residents can enjoy the 25 acres of communal grounds, whilst being within walking distance of the of the picturesque conservation village of Elie itself.





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Scottcraig House

KNOWN FOR ITS

beautiful sandy beaches, historic buildings, & scenic coastal walks

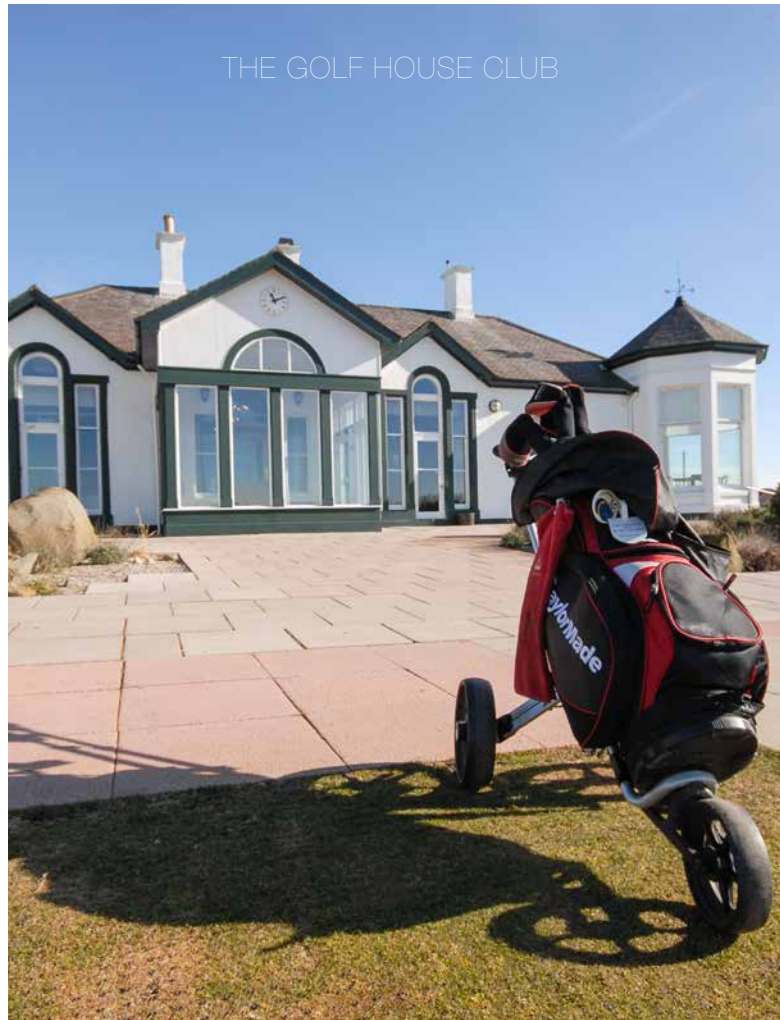
The affluent village, voted by The Times as one of the 'Best Places to Live in the UK', is known for its beautiful sandy beaches, historic buildings, and scenic coastal walks.

Elie has always been a very popular destination for wealthy residents of Glasgow, Edinburgh and London to have their second homes. Since 2020, more people are now settling permanently in Elie, enjoying the quality lifestyle the area offers. Award-winning beaches, golf, fresh seafood and local produce, water sports, and nature trails, all form the backdrop of a sought-after family lifestyle.

The conservation village is notable for its historic architecture, from castle ruins and Georgian houses, to quaint cottages, many dating from the 17th and 18th centuries. The village also boasts some modern, architect-designed houses.

Local shopping consists of a grocer, fruit shop, delicatessen, baker, newsagent and small boutique shops, a post office, cafés, restaurants and a farm shop. Although most residents have their larger grocery orders home delivered (Waitrose delivers directly), a large Sainsbury's can be found in Leven, with M&S Simply Food and a large Morrisons in St Andrews.

The Earlsferry Town Hall is a community hub with a programme throughout the year, including wine tasting, concerts, cinema, food festivals, and games nights, to name a few.



Outdoor recreation is one of the highlights of living here. The area boasts two golf courses, a cricket club, a bowling club, tennis courts, a sports club, a sailing club and a water sport club. Golf is believed to have been played on Earlsferry Links as early as the 15th century. There has been a formal golf club here in Elie and Earlsferry since 1832. The current club, the Golf House Club, was founded in 1875 with the building of the clubhouse. Golfers, clubmakers and course designers James Braid, Archie Simpson, Bob Peebles and Isaac Mackie were all born here. Neighbouring the Golf House Club is the Elie Sports' Club which encompasses a multi-sports facility available 7 days of the week. Its facilities include a 9-hole golf course, a putting course, a driving range with covered bays and outdoor hitting areas, and a short game practice area with 2 bunkers and a 50-yard pitching fairway. There are also 5 full size tennis courts and 4 short tennis courts along with a

Bowling Green and Club. For nature lovers, Elie is renowned for its golden sandy beaches, including Elie Harbour Beach and Elie Ruby Bay Beach. The coastal location makes it an ideal destination for water sports such as sailing, kayaking, paddle boarding, and windsurfing. The coastal walks are breath-taking: the Fife Coastal Path passes through Elie, offering scenic walks along the coastline from where you can explore the cliffs and coastal villages while enjoying panoramic views of the sea. The area is home to diverse wildlife, including seabirds, seals, and dolphins, providing exciting opportunities for wildlife spotting. Elie enjoys its own primary school whilst secondary and tertiary education can be found in St Andrews. The area is renowned for quality private education and the world-renowned St Andrews University is just a short drive away.



ELIE NESS LIGHTHOUSE



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All sizes are approximate.