



51a High Street, Elie, Fife, KY9 1BZ

51a High Street is a spacious double upper apartment situated in the heart of Elie enjoying views of the Harbour and Firth of Forth. Just a stones throw from the renowned Elie Beach and all the local amenities Elie has to offer.

The property extends over two levels and comprises sitting room, well equipped kitchen, four bedrooms and shower room.

This lovely home would make an ideal permanent year round residence or indeed be suited as a holiday get-away in this very popular East Neuk village.

Elie is a seaside resort the way seaside resorts used to be, elegant and charming with a touch of sophistication, nestling at the southern tip of the East Neuk. The sandy beach is host to many water activities such as sailing and wind surfing. Elie offers excellent local amenities which include a primary school with secondary schooling in nearby Anstruther, a variety of shops, restaurants and pubs, post office, public nine hole golf course, tennis and bowling.

The East Neuk of Fife has a wide range of facilities and attractions including award winning restaurants, quiet beaches, coastal walks and historic buildings. Its beautiful coastline provides the ideal setting for a variety of watersports and outdoor activities. In addition the golfer is especially well catered for with St Andrews, renowned world wide as the "home of golf" and the Royal & Ancient Golf Club, nearby. There are seven links golf courses, including the Old Course and the newly opened Castle Course, at St Andrews. There are many other golf courses in the area including Elie, Charleton, Kingsbarns and the Fairmont St Andrews complex (formerly St Andrews Bay).

Elie is well placed for commuting to most of the surrounding towns such as Kirkcaldy, Glenrothes, Cupar and Edinburgh. Edinburgh airport with its shuttle service to London is approximately forty five miles away.

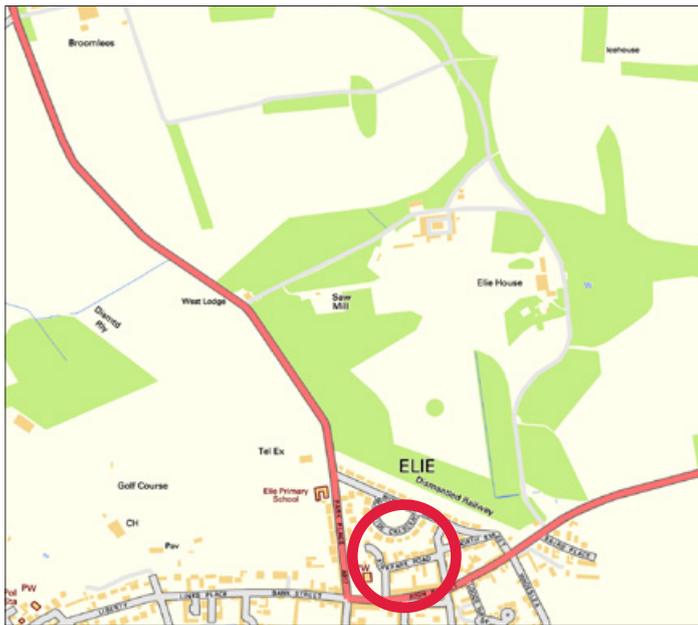
- Double Upper Apartment
- Sitting Room
- Kitchen
- Four Bedrooms
- Shower Room
- Study Area
- Minutes from Harbour
- Elevated Views towards Firth of Forth
- EPC Rating E



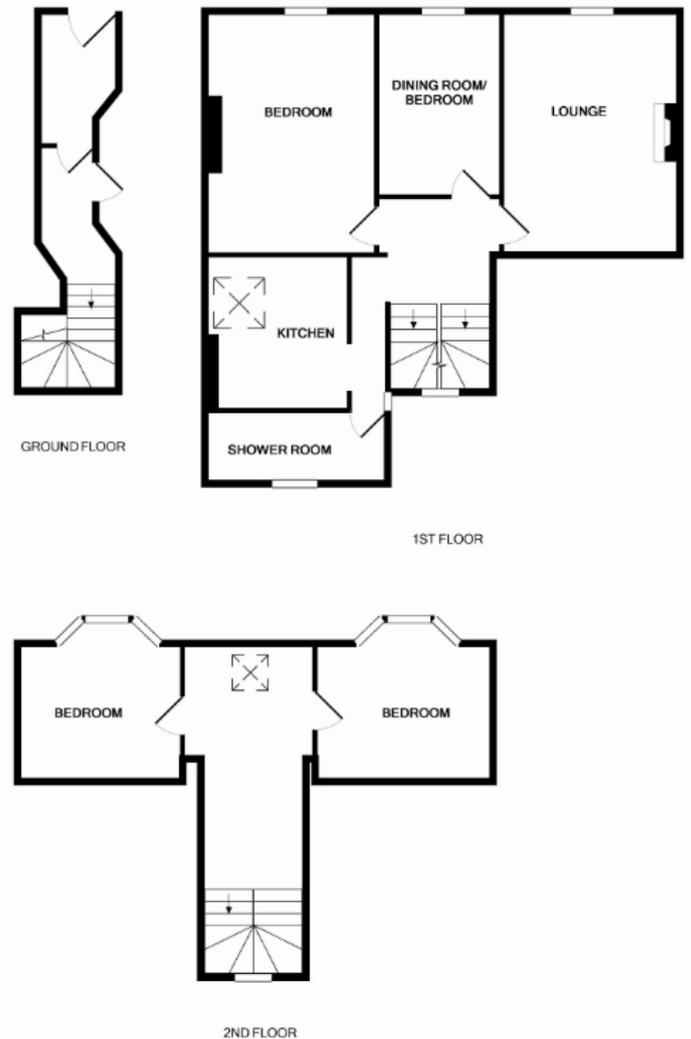
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## Room Dimensions

Sitting Room	16'1 x 11'6	(4.90m x 3.51m)
Kitchen	9'6 x 7'3	(2.90m x 2.21m)
Bedroom 1	16'4 x 10'8	(4.98m x 3.25m)
Bedroom 2/Dining Room	12'1 x 8'1	(3.68m x 2.46m)
Bedroom 3	11'7 x 11'1	(3.53m x 3.38m)
Bedroom 4	10'11 x 10'5	(3.33m x 3.18m)
Shower Room	10'7 x 5'0	(3.23m x 1.52m)
Upper Landing/Study	14'7 x 6'5	(4.45m x 1.96m)



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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