

Offers Over £395,000



Harvieston is centrally located within the very heart of popular Elie, convenient for shops, beach and golf course. The property retains period features including mosaic floor tiles within the vestibule, wooden floors, cornices, period fireplaces and a handsome timber staircase.

Elie & Earlsferry have excellent local amenities including arguably the finest beaches within the East Neuk, 2 golf courses, a water sports centre and an array of eating establishments, shops and public houses. The historic university town of St Andrews, the home of golf is only twelve miles away and Edinburgh is only forty-four miles away.

A small front garden leads to the tastefully presented accommodation comprising; entrance vestibule with feature mosaic floor tiles, hall with timber staircase, living room with cornice and period fireplace. This room has built in display shelving and

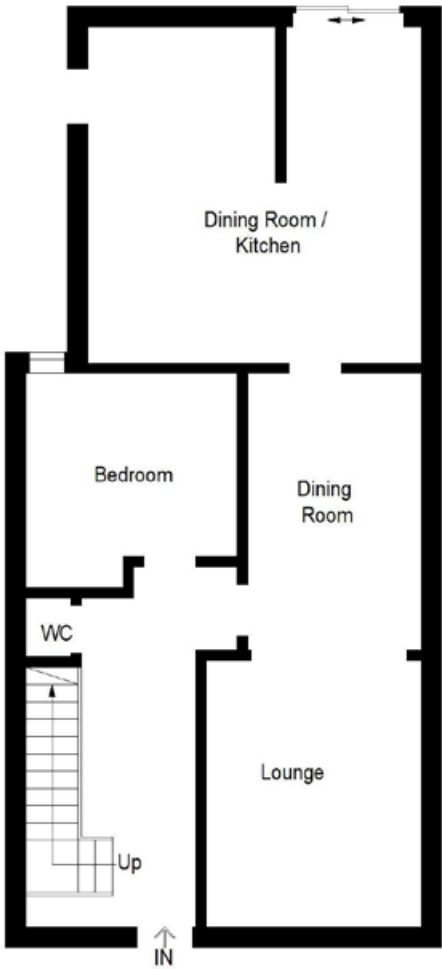
feature log stores, the mirror above the fireplace will not be included in the sale. The adjoining dining kitchen has direct access to the garden. Well equipped with white gloss units, a range gas stove with electric oven, and free standing dishwasher, washing machine and fridge freezer which can be purchased by separate negotiation. Attractive tiled flooring compliments the pale grey wall tiles. Bedroom four, WC and understair storage complete the ground floor. The timber staircase leads up to the first floor where the three double bedrooms and the family bathroom are located. Bedroom one has a deep walk in wardrobe which could connect to the large family bathroom to provide an en suite subject to planning permissions. The shell chandelier within this bedroom will not be left as it has great sentimental value. The family bathroom has a separate shower, bath, wash hand basin and wc. The floored lined attic provides further development opportunity.

The garden grounds to the rear have a lean to greenhouse adjoining the back door. The garden is laid to grass with mixed flower beds providing year round interest.

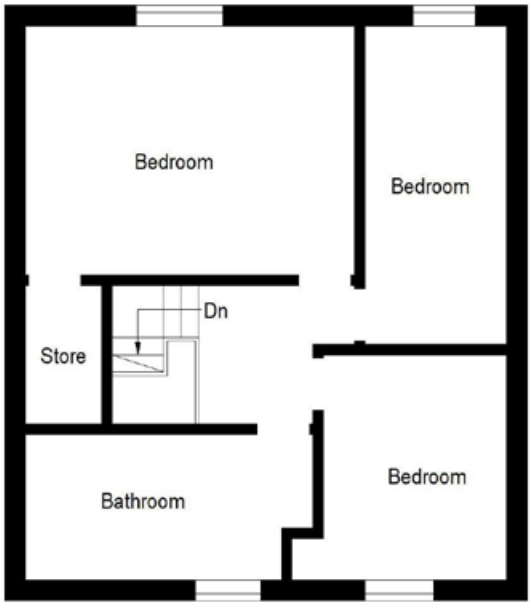


Room Dimensions

Living Room	26'2 x 12'3	(7.98m x 3.73m)
Dining Kitchen	16'9 x 15'7	(5.11m x 4.75m)
Bedroom	14'0 x 10'1	(4.27m x 3.07m)
Bedroom	13'3 x 9'7	(4.04m x 2.92m)
Bedroom	13'3 x 9'7	(4.04m x 2.92m)
Bedroom	9'7 x 9'1	(2.92m x 2.77m)
Bathroom	12'2 x 7'0	(3.71m x 2.13m)
WC	4'5 x 2'6	(1.35m x 0.76m)



Ground Floor



First Floor





Thorntons

Let's get a move on!

Anstruther: 5a Shore Street, Anstruther, Fife, KY10 3EA
Tel 01333 310481 Fax 01334 476366
E: anstruther@thorntons-law.co.uk

Arbroath: Tel 01241 876633 E: arbroath@thorntons-law.co.uk

Cupar: Tel 01334 656564 E: cupar@thorntons-law.co.uk

Dundee: Tel 01382 200099 E: dundee@thorntons-law.co.uk

Edinburgh: Tel 0131 2258705 E: edinburgh@thorntons-law.co.uk

Forfar: Tel 01307 466886 E: forfar@thorntons-law.co.uk

Kirkcaldy: Tel 01592 803400 E: kirkcaldy@thorntons-law.co.uk

Montrose: Tel 01674 673444 E: montrose@thorntons-law.co.uk

Perth: Tel 01738 443456 E: perth@thorntons-law.co.uk

St Andrews: Tel 01334 474200 E: standrews@thorntons-law.co.uk

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p^hspc

t^hspc



fife^hspc
all you need

spc
scotland



1 Public



On-Street Parking



4 Bed



EPC Rating



1 Bath



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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.