



MORTON FRASER

SOLICITORS



EARLSFERRY, ELIE
5 Glovers Wynd, KY9 1AE

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5 Glovers Wynd, KY9 1AE

VIEWING

By appointment telephone

0131 247 1010

PRICE

Offers Around £350,000

Bright, well presented terraced house located in the sought-after area of Earlsferry within Elie in the East Neuk of Fife. The accommodation is a terraced property within easy access to the beach and golf course. The property is accessed via a UPVC double glazed front door with glazed side panels into hallway with deep storage cupboard, spotlights and smoke alarm. Living room/dining room which is a good sized bright room with sliding patio doors which lead out to onto a paved patio area which is enclosed to the front with a stone wall. The living area has a marble fire surround and hearth with inset living flame gas fire, display recess with storage cupboard below. There is ample space for a family dining table and chairs. Kitchen with window to the rear fitted with a good range of top and base units which incorporate drawer storage and fitted worktops with gas hob, stainless steel cooker hood over, inset oven and grill, dishwasher, stainless steel double drainer and sink, wall mounted central heating boiler, splash back tiling, recessed space for fridge/freezer. Shower room with modern white WC, wash-hand basin and fully tiled shower cubicle with chrome shower. Wall mounted wall cabinet with vanity light and recessed ceiling lighting. A carpeted turned stair gives access to the first floor accommodation, with doors leading off to three double bedrooms (two with cupboard storage). Bathroom with modern white suite comprising wc, wash-hand basin and bath with chrome shower attachment over and glass folding screen, wall tiling to bath area and further wall tiling to dado height. Electric shaver point. Recessed ceiling lighting. Gas central heating. Double glazing. Gardens to front and rear. Garage.

LOCATION

The property is located within Elie close to the beach and has a lovely outlook over the Firth of Forth from the front garden.

Originally a fishing village/harbour on the southern side of East Neuk, Elie now attracts tourists and those wishing for a pleasant place to retire. At low tide it has miles of golden sands. Elie is popular with golfers, sailors and surfers. A short way from Elie along the coastal path stand the first lighthouse in East Neuk. Small but effective! Excellent views over Elie. Elie and Earlsferry are about ten miles due south of St Andrews. Golf is believed to have been played on Earlsferry Links as early as the 15th century, and the layout evolved over time into the current magnificent 18-hole course which has remained largely unchanged since 1896.

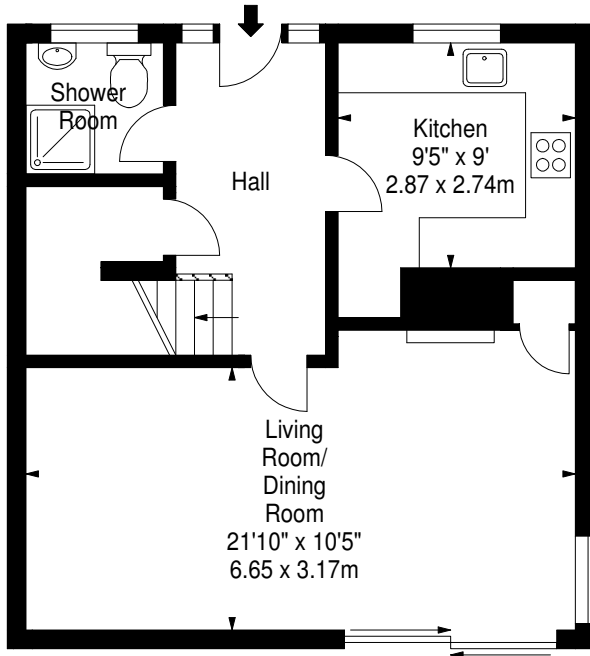
There has been a formal golf club here in Elie and Earlsferry since 1832. The current club, the Golf House Club, was founded in 1875 with the building of the clubhouse.

Elie has good local shopping facilities.

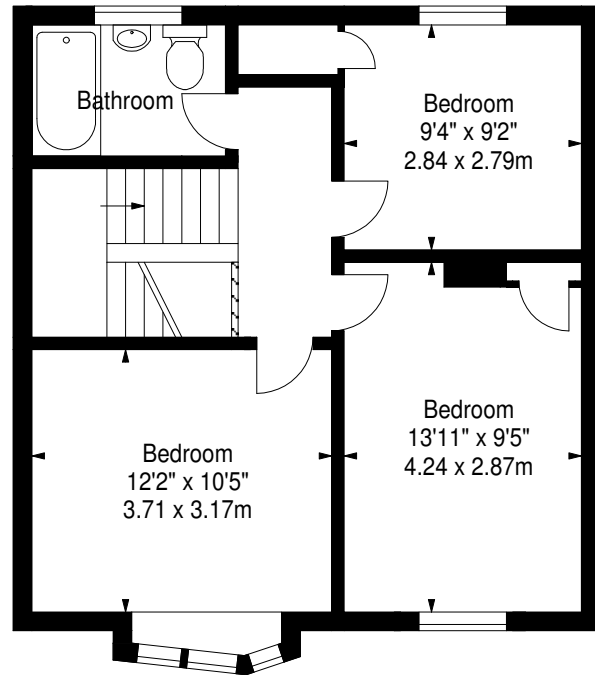
GARDENS

The garden to the front of the property has a paved patio area with ample space for patio table and chairs and is bounded by a wall offering privacy. The garden to the rear of the property has a paved path giving access into the house with two gravel display areas, which are bounded by a low stone wall to the front.

Glovers Wynd, KY9 1AE
Approx. Gross Internal Area
1043 Sq Ft - 96.89 Sq M



Ground Floor



First Floor

MORTON FRASER LLP

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1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

