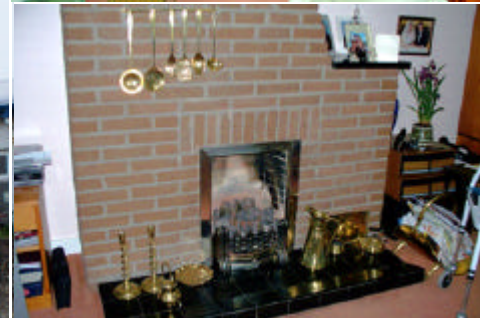


SOLICITORS & ESTATE AGENTS



**FT & DC
WALLACE**

**Stenton Gate
Stenton Row
Elie
Offers Around £270,000**



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consultant: Michael F. Wallace MA LLB

Licensed by the Law Society of Scotland to conduct Incidental Financial Business

General description

An ideal opportunity to acquire flexible accommodation on one level in the sought-after village of Elie, this detached bungalow would serve as a permanent residence or as a holiday home. Built in the 1960s, it is conveniently located for the shops and award-winning bars and restaurants but also within very easy reach of the harbour, Blue Flag beaches and the Watersports Centre. The house benefits from gas central heating.

Entrance

The property is reached via a timber gate from Stenton Row, just off Elie High Street, and then across the patio to a wooden door with glazed panel.

Hallway

Allowing access to the lounge, all three bedrooms and the bathroom, the hallway includes a seating area with large south-facing window offering views out to the beach and harbour. The hallway with double radiator also contains a large shelved storage cupboard.

Lounge

7.20m x 4.33m (23'7" x 14'2")

Very spacious lounge and dining area, incorporating feature brick fireplace with tiled hearth and living flame gas fire. Two large windows overlooking enclosed garden ground to the front of the property. Double radiator. Access to the kitchen is gained from the lounge.

Kitchen

3.53m x 2.39m (11'7" x 7'10")

High and low pine kitchen units provide ample storage. A large, shelved cupboard in the kitchen also houses the gas boiler. Separate immersion heater. Linoleum flooring, double radiator and an external door leading out onto patio area.

Bathroom

2.43m x 2.39m (8'0" x 7'10")

Situated to the rear of the property, the tiled and carpeted bathroom is fitted with a Whisper Green three-piece suite comprising wash hand basin, w.c. and bath (with fitted Mira Sport electric shower and shower screen). Single radiator.

Bedroom 1

3.73m x 4.30m (12'3" x 14'1")

Good-sized double bedroom situated to the rear of the property, including fitted wooden wardrobes along one wall and a double radiator.

Bedroom 2

3.39m x 3.55m (11'1" x 11'7")

Second double bedroom to the rear of the property, with fitted wardrobes and a double radiator.

Bedroom 3

2.3m x 3.52m (7'6" x 11'6")

Single bedroom currently used as a study with southern aspect out to beach and harbour. Double radiator.

External

Enclosed garden ground at the front of the property is slabbed and used as an easily-maintained patio area with shrubbery in the surrounding planting beds. Timber shed. Outside water tap.

Valuable off-street parking is available by way of a garage (located to the rear of the property) with vehicular access from Elie High Street via Lodge Walk.

Extras

Carpets, curtains and blinds included.

Council Tax

The property is in Council Tax Band 'E' for the year 2008/2009.

Viewing

If you wish to arrange to view this property or require any further information or advice, please telephone 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.