



21 Park Place, Elie, KY9 1DH

Offers Over £395,000



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Rollos are delighted to offer this charming C listed, traditional, terraced villa in a Conservation area with accommodation formed over three levels and pleasantly situated in the centre of the desirable East Neuk village of Elie. The property is conveniently placed for access to the local shops, primary school, restaurants, bars and beach all within a short walk. Elie Sports club provides a 9 hole golf course, driving range and tennis facilities. Historic St Andrews is located within 13 miles featuring the World Famous Old Course.

The accommodation comprises on the ground floor; main reception hallway with mosaic tiled floor, sitting room and dining kitchen. The sitting room may be utilised as a fourth bedroom and has a recess which could be used as a small study. This room has a feature fireplace and overlooks the front garden area. The modern kitchen has a free standing gas cooker, integrated dishwasher and washing machine. There are floor and wall mounted units with complementary work surfaces, a built-in cupboard housing the boiler. A door connects to the rear shared garden area. Mid

level there is a family bathroom comprising; WC, wash hand basin and bath with shower over. The first floor accommodation comprises; hall with two cupboards, second sitting room with feature fireplace and pleasant outlook and a double bedroom with built-in storage. The second sitting room has a pleasant outlook and a feature fireplace. The second floor accommodation is completed by two bedrooms, one double and one single room. The property has retained many fine original features and is tastefully decorated throughout.

The property benefits from gas fired central heating.

Externally the front garden is lawn with various mature plantings. To the rear there is a shared garden with established plants and shrubberies. There is also a shared wash house, now used for storage.

Rollos highly recommend an early inspection to appreciate the accommodation and location on offer.





- C Listed terraced villa
- In Conservation area
- Living Room & Lounge
- Kitchen
- Two double bedrooms
- One single bedroom
- Bathroom
- Gas fired central heating
- Front garden
- Shared rear garden & Wash house

INCLUDED

All fitted carpets, fitted floor coverings, integrated appliances and white goods in the kitchen will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

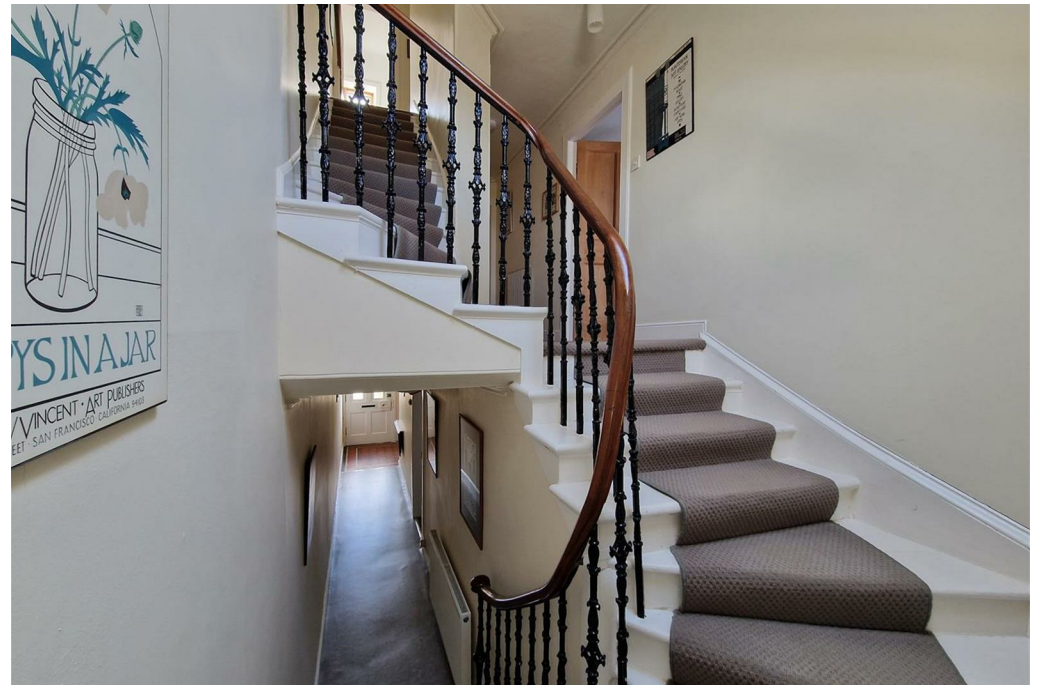
COUNCIL TAX BAND E

EPC RATING: E

FLOOR AREA: 1302.43 SQ FT







Room Sizes

Approximate measurements

Living Room	12'2" x 8'11"
Kitchen	12'9" x 12'2"
Lounge	16'6" x 12'4"
Bedroom	12'4" x 9'3"
Bedroom	16'6" x 12'4"
Bedroom 3 / Box Room	9'10" x 5'11"
Bathroom	9'5" x 6'7"





Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019288)



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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.