Contemporary home in the heart of Elie

2 Wadeslea, Elie, Fife, KY9 1EB

Freehold

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Contemporary and spacious home with garden, garage and panoramic views over Firth of Forth

Open-plan dining • kitchen and sitting area • pantry • utility room • bedroom with en suite shower room • sitting room • bathroom • two bedrooms • two further bedrooms • bathroom • Garden • multiple sheds • greenhouse • first floor terrace • Integrated garage • paved parking area • EPC = C

Distances
St Andrews 13 miles
Edinburgh 45 miles

Situation

2 Wadeslea is situated on the southern side of the seaside village of Elie. The accommodation has been finished to a very high standard and the property benefits from fantastic views to the south, overlooking the golden sands of Elie Beach.

Elie is in the East Neuk of Fife, famed for its picturesque fishing villages and sandy beaches, with Elie boasting one of the finest settings in Scotland. The village offers a great range of activities for kids and keen sportspeople. A watersports centre is located at Elie Harbour, with two golf courses situated in the village; one the acclaimed 18 hole course and the other a delightful 9 hole course suitable for all ages and abilities. There are also golf practice facilities, several hard tennis courts and a bowling green. Elie Sports Club offers group and individual coaching in golf and tennis during school holidays. Elie is well served by pubs and cafés including the renowned Ship Inn. The village has friendly and well respected a primary school and secondary education is available at Waid Academy in Anstruther.

St Andrews, the historic cathedral and university town, renowned worldwide as the "Home of Golf" and host of the 2022 Open Championship, is 13 miles north. There is private education available at St Leonards and a good secondary school (Madras College). In addition to the many golf courses around St Andrews there are courses at Lundin Links, Charleton and Crail. Dumbarnie Links, a new championship course close to Elie, has recently opened.

Description

Originally built in the 1950s, 2 Wadeslea has been extended and renovated in 2008 to a high standard, to create a contemporary and spacious family home, with accommodation split over three levels. Fantastic sea views to the Firth of Forth and beyond can be enjoyed from all levels.

Upon entering the property, to the left of the hall is the light and open plan hub of the home. A dining area is located towards the front of the property next to a large bay window, with the kitchen then forming in the middle,

comprised of fitted base units with marble countertops with integrated gas Rangemaster, sunken 1 ¾ sink, and moveable kitchen island. Further storage can be found in the large pantry and adjacent utility room. To the rear of the open plan room is a spacious seating area with roof lantern and bi fold patio doors leading to the rear slated BBQ patio area and garden beyond. A utility room provides side door access outside, as well as optional access to a ground floor shower room, currently used as a private en suite to the ground floor bedroom, located to the right of the front entrance.

On the first floor landing, to the right is a spacious multi-functioning room used as a family sitting room and office, with triple aspect windows and patio doors leading on to a first floor decked patio with stunning sea views across to the Isle of May. A cosy log burner provides a nice focal point to the room and added warmth in the winter months. A family bathroom is adjacent to the sitting room, with two bedrooms also located on the first floor.

Stairs lead up to the second floor with two further double bedrooms and bathroom with P-shaped bath with overhead shower. Both bedrooms feature dormer windows overlooking the Firth of Forth with views spanning from the Isle of May in the East and Edinburgh to the West. A Velux skylight for further natural light is placed to the rear of the roof in each bedroom, providing views across the rooftops to OutdLargo Law.

Outside
Paved area to the front of the property provides ample space for multiple vehicles, in addition to the integrated single garage. A side gate leads past the house to a rear patio and garden. Within the garden is a greenhouse, a large garage sized work shed and three smaller storage sheds

Directions
Driving into Elie on the A917, continue to the roundabout, taking the first left on to the High Street. Continue down the High Street, taking the fourth right turn on to Wadeslea. 2 Wadeslea is located at the end of this road.

General Remarks

Viewings
Strictly by appointment with Savills - 0131 247 3738.

Services
Mains electricity, water, drainage and gas. Two wood burning stoves.

Local Authority & tax band
Fife Council tax band C

Fixtures & Fittings
Standard fixtures and fittings are included in the sale. Full contents may be available by separate negotiation.

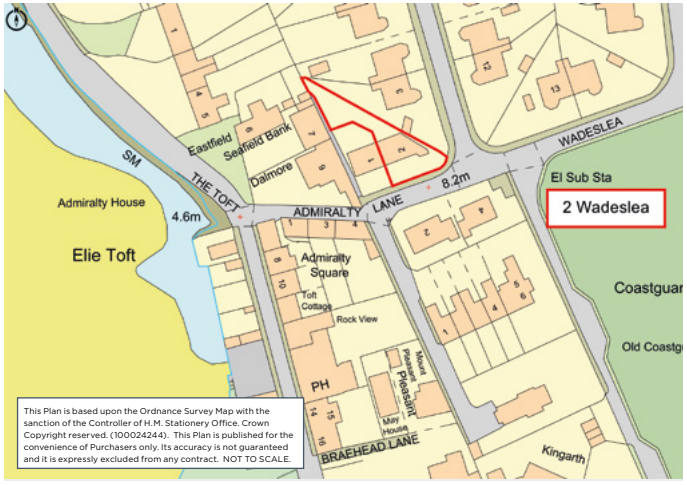
Servitude rights, burdens and wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support,

drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Offers
Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

Deposit
A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Photographs
December 2020



2 Wadeslea, Elie, Fife, KY9 1EB
Gross internal area (approx) 204.6 sq m/2,202 sq ft

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