



HARBOUR VIEW
SCHOOL WYND, ELIE, FIFE, KY9 1DL

savills

HARBOUR VIEW

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Spacious and centrally located with outstanding views to Elie Harbour and the Firth of Forth



Entrance hall, three bedrooms (one en suite), bathroom, stores

Kitchen with dining area, sitting room

Two further bedrooms (both en suite with dressing rooms)

Private garden and patio area

EPC = C

Savills Edinburgh

Wemyss House

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SITUATION

Set just behind the high street in Elie, Harbour View is well placed for access to all of the local services and amenities Elie offers. The beach is a short walk away.

Elie boasts one of the finest sandy beaches in Scotland. Sailing and other water sports are available at Elie Harbour and there are two golf courses, one the acclaimed 18-hole course and a short 9-hole course suitable for beginners. 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 with pubs and cafés including the renowned Ship Inn. The nearby Peat Inn is one of Scotland's best restaurants.

Elie is in the East Neuk of Fife famed for its picturesque fishing villages and unspoilt beaches. St Andrews, 'the home of golf' and the setting for one of Britain's oldest universities, is only 14 miles away. There are traditional links golf courses at nearby Crail, Leven and Lundin Links and new courses at Kingsbarns and St Andrews Bay.

Edinburgh is around 45 miles away accessed by road, or from the nearest train station at Leuchars which is 16 miles to the north of Elie.

DESCRIPTION

Harbour View is aptly named as it provides stunning panoramic views of Elie Harbour and beyond to the Firth of Forth. The numerous water sports and activities taking place within the harbour create an ever-changing vista which can be enjoyed from both the first and second floors.

Harbour View is a spacious house set over three floors on the corner of High Street and School Wynd. The accommodation comprises three bedrooms on the ground floor with one en suite and a further bathroom servicing the other bedrooms. Good storage space can be found in the boiler cupboard and under the stairs.

On the first floor a spacious landing leads to a large open plan kitchen with dining room which offers views over the rooftops and to the harbour beyond. The kitchen features base and wall units with integrated appliances. On the other side of the hall is a generous sitting room with bay window overlooking the harbour, and gas fireplace.

Two large double bedrooms with en suite bathrooms and dressing rooms occupy the second floor with stunning panoramic views to the coast.

The property features new double glazed sash and case windows, including three bay windows.

Outside is a private garden with decked patio. A wooden fence provides privacy.

DIRECTIONS

From Edinburgh cross the Forth Road Bridge and continue north on the M90. Leave the motorway at Junction 2a and take the A92 dual carriageway east continuing to the roundabout on the far side of Kirkcaldy. Turn right at this roundabout and left at the next roundabout onto the A915 and follow this road through Leven to Upper Largo. From Upper Largo take the A917 east for 3 miles and follow this road into Elie. Driving into Elie continue to where the main road turns sharp left onto the High Street. School Wynd is the road that continues straight down to the sea. Harbour View is the first property on the left hand side behind a wooden gate.





GENERAL REMARKS

Viewings

Strictly by appointment with Savills
- 0131 247 3738.

Services

Mains electricity, water, gas and drainage.
Electric under floor heating in kitchen and bathrooms.

Local Authority

Fife Council. The property is has a rateable value of £6,000. As a holiday let it qualifies for Small Business Relief and is currently exempt from business rates.

Access

Harbour View has a right of access and use of the wheelie bin store in the alley to the front of property owned by the neighbouring property.

Conservation Area and Listing

Harbour View lies within Elie and Earlsferry Conservation Area.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

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: June 2019

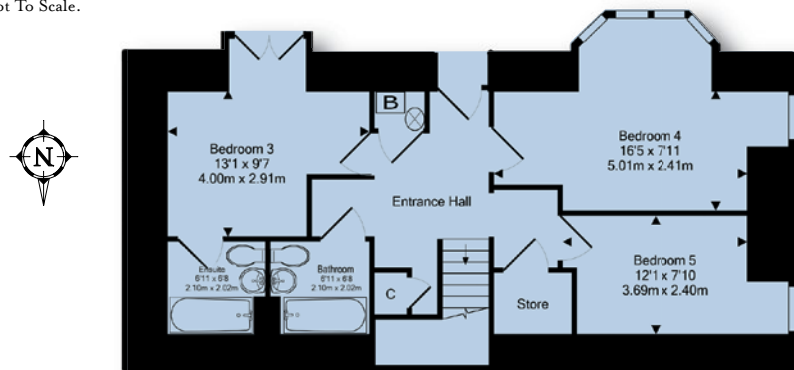
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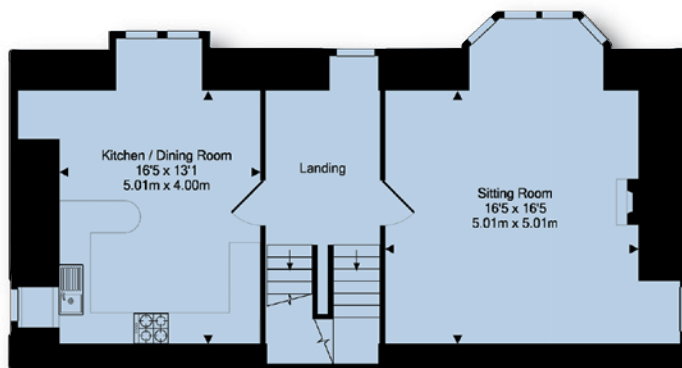
Approximate Gross Internal Floor Area:
196.7 m² (2,117sq ft)



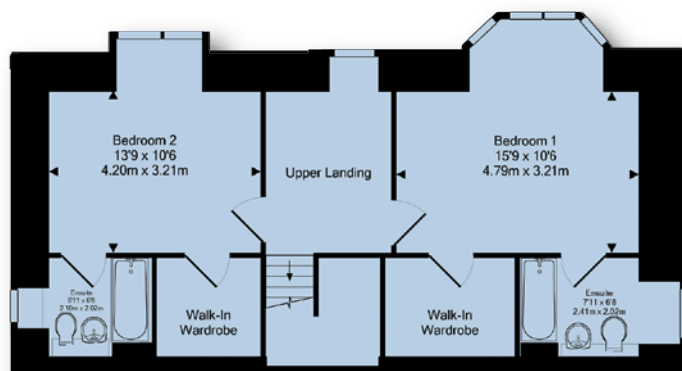
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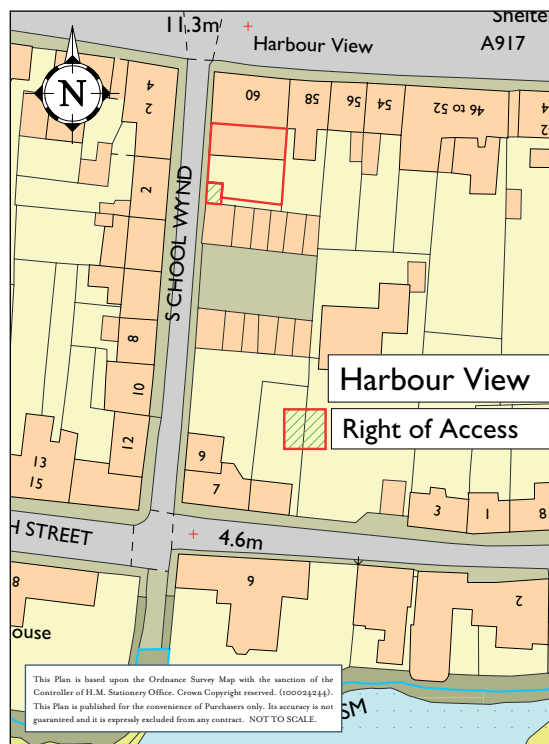
Ground Floor



First Floor



Second Floor



IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190705 FG