



**SPACIOUS AND CONTEMPORARY TERRACED HOUSE IN QUIET LOCATION
CLOSE TO THE BEACH IN ELIE**

33 LODGE WALK, ELIE, LEVEN, FIFE, KY9 1DD



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Hall ♦ WC ♦ three stores ♦ bedroom ♦ utility room

Kitchen with dining area ♦ sitting room

Three further bedrooms (one en suite) ♦ bathroom

Garage ♦ patio

EPC: C

Situation

33 Lodge Walk sits in a quiet cul de sac in the popular seaside village of Elie. The house is a short distance from the shore where the long, deep sandy beach is one of the finest in Scotland. The picturesque coastal village of Elie boasts a range of water sports from the harbour, and the well renowned 18-hole Elie Golf Course which is further supplemented by a short course, driving range and tennis courts. Aside from the conveniently located and excellent range of local shops there are also good eateries. Sangster's restaurant in Elie has a Michelin star, The Ship Inn overlooking the harbour is a well-known pub and the nearby Peat Inn is one of Scotland's best restaurants. Elie is on the East Neuk of Fife which boasts fishing villages built around historic harbours and sandy unspoilt beaches. The village has a primary school and secondary education is available at Waid Academy in Anstruther. St Andrews, "the home of golf", is only 14 miles away and its university is one of the oldest in Britain. There is good private and state schooling in St Andrews, and Dundee and Kirkcaldy are both within easy reach. There are numerous golf courses in the area including new courses at Kingsbarns and St Andrews Bay and traditional links courses at Crail, Leven and Lundin Links.

Edinburgh, with its airport, train station and many cultural attractions is approximately 45 miles away.

Description

The property is part of a modern four house terrace and occupies one of the middle plots. The accommodation is split over three floors with a garage accessed on the ground floor. The front door opens into a hall off which is a WC, three large store cupboards, a bright double bedroom with built in wardrobes and a window over the patio garden, and utility room with washing machine, sink and Worcester 35CDI combi boiler, which provides access to the rear garden and patio. Stairs lead from the hall to the first floor landing and the main living accommodation. The dining kitchen is spacious and has sea views to the south west. There are fitted wall and floor units with an integrated microwave, fridge freezer, single oven, gas hob, 1½ bowl sink and dishwasher. The sitting room is to the front of the property and is a spacious and light room with French doors opening onto a Juliette balcony. On the second floor there are three further bedrooms and a family bathroom. The master double bedroom has built in wardrobes and an en suite shower room with electric Mira sport shower. Views to the coast can be enjoyed from the two other bedrooms.



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, turn left onto the High Street at the end of Park Place and Lodge Walk is the third road on the right. 33 Lodge Walk is on the right hand side as you enter 'The Haven'.

General Remarks

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains water, electricity, drainage and gas.

Local Authority & tax band

Fife Council tax band F

Conservation Area and Listing

33 Lodge Walk is within Elie and Earlsferry Conservation Area.

Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

Servitude rights, burdens and wayleaves

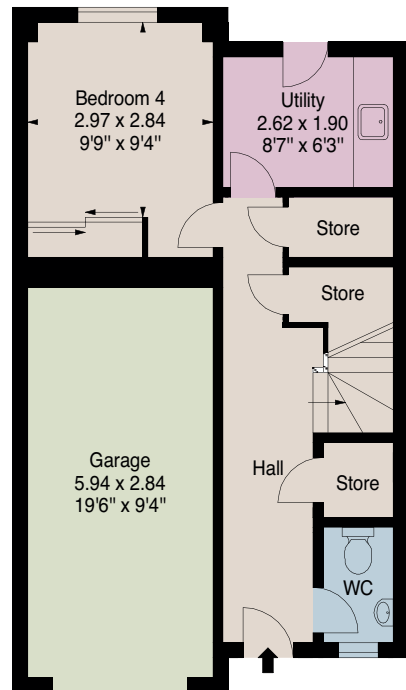
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, 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.



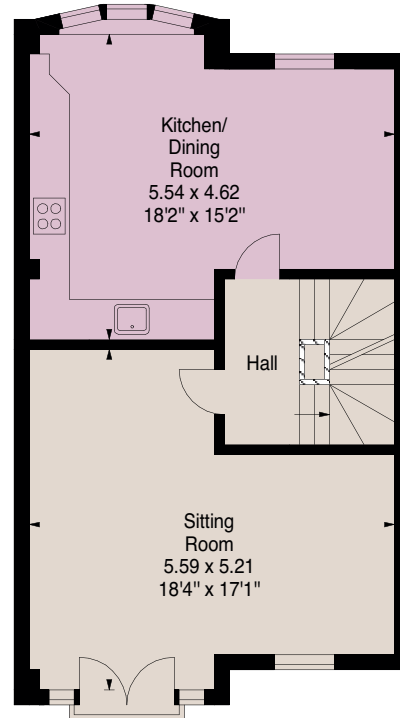
FLOORPLANS

Gross internal area (approx):
1696 sq.ft / 157.56 sq.m
(Including Garage)

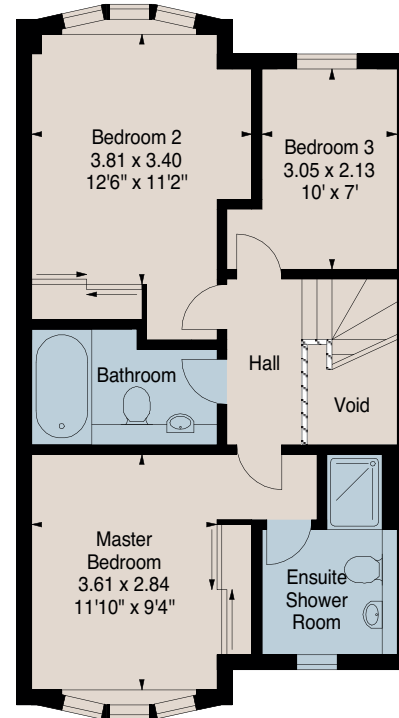
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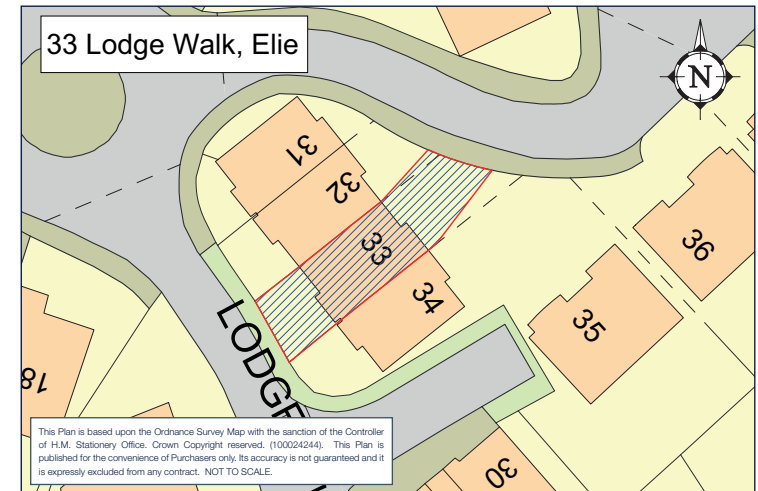
Ground Floor



First Floor



Second Floor



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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.

Important Notice Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 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. Photographs: June 2019 Brochure Code: 190609