



2 THE VENNEL

ELIE, FIFE

savills

2 THE VENNEL

ELIE, FIFE KY9 1DR

St Andrews 14 miles, Edinburgh 45 miles, Glasgow 70 miles

Ideal bolt hole, just off Elie High Street and a short walk from Elie Beach and The Ship

Set in the heart of the village

On a quiet pedestrianised lane, less than a minute from the High Street

About 450 metres to The Ship Inn and Elie Beach

Simple easily kept accommodation

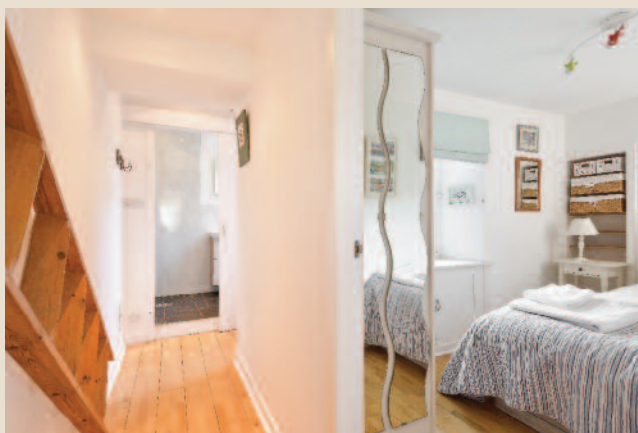
Ideal for a lock up and leave or cosy home

ACCOMMODATION

Kitchen / Sitting Room, Double Bedroom, Shower Room, Attic Room, Courtyard / Terrace
EPC – F

SITUATION

2 The Vennel has an excellent central Elie location, close to the shops and only about 450m from the beach and well renowned The Ship Inn; about 750m to both the golf club and sports centre and the same distance to the water sports / sailing club. Elie is on the East Neuk of Fife which boasts fishing villages built around picturesque harbours and sandy unspoilt beaches. Elie beach is recognised as one of the finest in Scotland. It stretches all the way round the bay from Earlsferry to Elie Harbour. The harbour serves as a centre for a sailing club and various water sport activities. Another attraction is Elie Golf Club with its highly acclaimed 18 hole course along with a short course, driving range and tennis courts. Both the Golf Tavern overlooking the golf course and The Ship Inn which has been recently refurbished and looks onto the harbour, are well known pubs/restaurants.



The Vennel runs down the side of the church grounds from the High Street. It provides a quite but central outlook from the cottage. At the south end of the Vennel is a car park 20 metres from the cottage; with the High Street at the north end, 40 metres from the cottage. The High Street provides a deli, newsagent, bakery, chemist, hardware shop, gift shops and the Station Buffet bar all within a short walk from the property.

St Andrews, 'the home of golf' and the setting for one of Britain's oldest universities, is only 14 miles away. There are numerous other golf courses in the area including new courses at Kingsbarns and St Andrews Bay and traditional links courses at Crail, Leven and Lundin Links. St Andrews also has a good range of independent shops and services to supplement those available in Elie.

DESCRIPTION

2 The Vennel is a superb and appealing property situated in the heart of Elie. The house, its accommodation and its close proximity to Elie's main attractions make it an ideal opportunity for a variety of owners.

The accommodation is simple but well presented. It includes an entrance porch, kitchen / sitting room, double bedroom, shower room and attic room in which the current owners have two beds. The kitchen / sitting room is fitted with a range of units and white goods including an oven with hobs over, fridge and washing machine. There is a skylight with Velux window overhead giving it plenty natural light. The sitting area has an open fireplace, traditional generous press and window seat with storage below, overlooking the front. The double bedroom is at the rear of the house with a window overlooking the patio. It has shelves fitted into an alcove, a window cupboard and room for a wardrobe. The shower room (fitted as a wet room) is down the hall from here. From the hall a ladder provides access to the attic room above. The current owners have used this as further living space with room for two single beds. It also has two Velux windows with open views to the East and West over the rooftops of Elie.

To the rear of the house is a courtyard / terrace with flagstone paving and stone wall. There is a garden shed and good space for outdoor furniture. In the summer months this area acts as a secluded sun trap from first thing in the morning until late afternoon.

GENERAL REMARKS

VIEWING

Strictly by appointment with Savills - 0131 247 3738.

DIRECTIONS

From Edinburgh, Glasgow and the west take the A92 dual carriageway towards Kirkcaldy and Glenrothes and the A915 through Leven to Upper Largo. From Upper Largo take the A917 east for 3 miles and follow this road into Elie. At the junction bear left onto High Street. The Vennel is the first pedestrian alley on the left and parking on The High Street is advisable. There is also a car park behind the church.

SERVICES

Mains electricity, drainage and water. Heating by electric heaters and a real fire.

LOCAL AUTHORITY & TAX BAND

Fife Council tax band B.

CONSERVATION AREA

2 The Vennel is within Elie and Earlsferry Conservation Area.

FIXTURES & FITTINGS

Standard fixtures and fittings are included in the sale. This includes the fridge, washing machine and tumble dryer.

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.





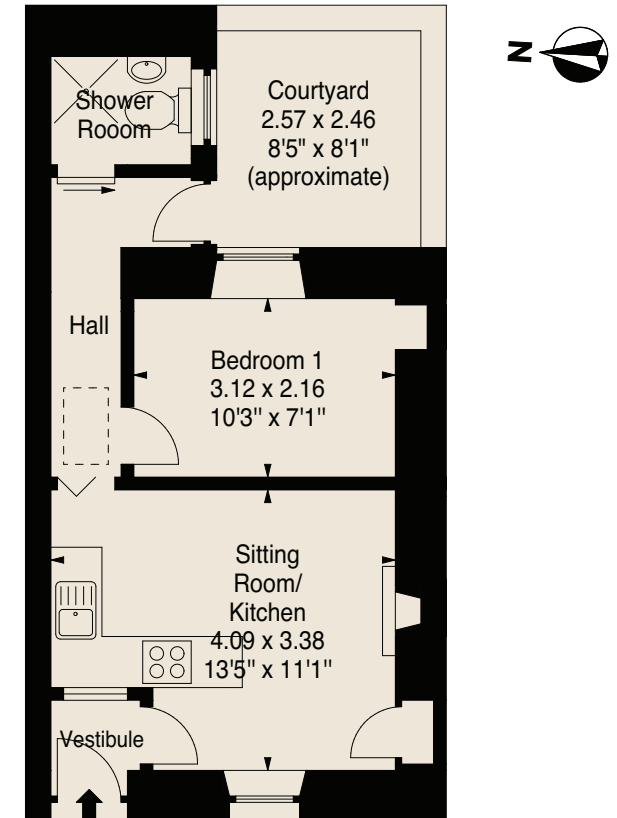
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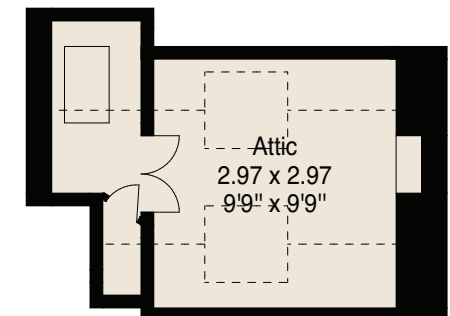
Savills Edinburgh
Wemyss House, 8 Wemyss Place
Edinburgh EH3 6DH
0131 247 3738
edinburgh_resi@savills.co.uk
savills
savills.co.uk

41.06 sq.m (442 sq.ft)

Gross internal area (approx)



GROUND FLOOR



FIRST FLOOR