



Superbly presented, 3 bedroom apartment

Baker's House, 43B High Street, Elie, Fife, KY9 1BZ

Freehold



Kitchen • Sitting room • 3 bedrooms • Shower room and bathroom • Attic space with potential for additional living space • EPC = D

Superbly presented,
3 bedroom apartment

Distances

St Andrews 13 miles
Leuchars train station 16 miles
Edinburgh 42 miles

Situation

Baker's House is ideally situated in the heart of Elie, giving easy access to the range of shops and amenities that the village has to offer. Elie Beach and the renowned Ship Inn are also just 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 and 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 13 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 42 miles away accessed by road, or from the nearest train station at Leuchars which is 16 miles to the north of Elie.

Description

Baker's House, 43B High Street, is a superb second floor apartment set in an impressive late-Victorian building which is thought to date back to around 1890. The accommodation is extremely well presented and improvements and upgrades have been made both internally and externally in recent years. Externally, this includes the repointing of the building frontage, the repainting of the sides and rear and significant roof improvements. The sash and case windows were also fully serviced and re-corded by a specialist joiner in May 2020. Internally, improvements include the restoration of the hardwood staircases, and the repainting of the apartment in 2020.





The apartment is approached by a shared entrance where carpeted stairs overlooked by a stained glass window lead up to the first floor. Here the main door to the apartment leads into an entrance hall with hardwood stairs leading up to the second floor above. All of the accommodation sits off the landing, which has a new Axminster wool carpet that was fitted in 2020 and which also features in other rooms. The kitchen has a range of fitted units and integrated appliances, a seating area, and views to the west over the rooftops towards Elie Parish Church. The sitting room has outstanding views to the south towards the Firth of Forth. The deep window sill provides a great breakfast or home working area with a view. The room also has a wood burning stove set into a fireplace.

There are three double bedrooms, two of which share the outstanding south facing views. The shower room was refitted in 2019 and has a Velux window overhead. There is also a separate bathroom. The large loft space is accessed by a hatch above the landing. There may be the potential for creating additional living space with Velux windows, including two bedrooms, subject to the necessary consents.

Directions

Entering Elie from the north on the A917, continue down Park Place before turning left onto the High Street. 43B High Street is located on the left hand side of the road opposite the small park.

General Remarks

Viewings

Strictly by appointment with Savills - 0131 247 3738.

Services

Mains electricity, gas, water and drainage.

Local Authority & tax band

Fife Council tax band D.

Conservation Area and Listing

43B High Street is within Elie and Earlsferry Conservation Area and is C Listed.

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.





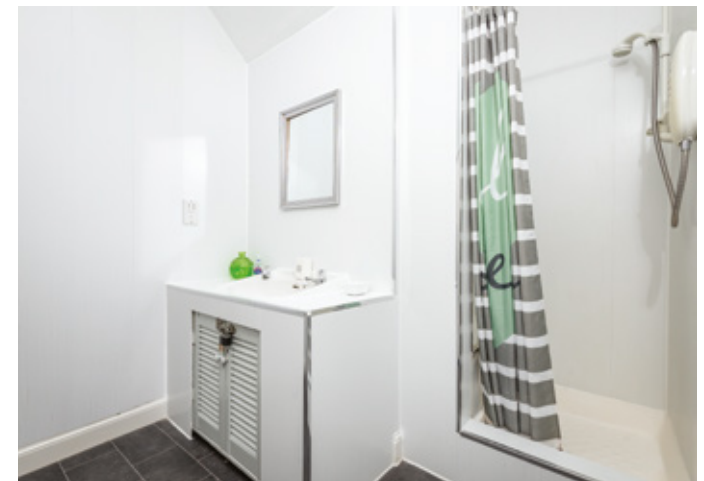
Offers

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: Provided by client and taken in April 2020.
Brochure Code: 200611





Baker's House, 43B High Street, Elie, Fife, KY9 1BZ

Gross internal area (approx) 98.0 sq m/1055 sq ft

First Floor 6.1 sq m/66sq ft

Second Floor 91.9sq m/989 sq ft



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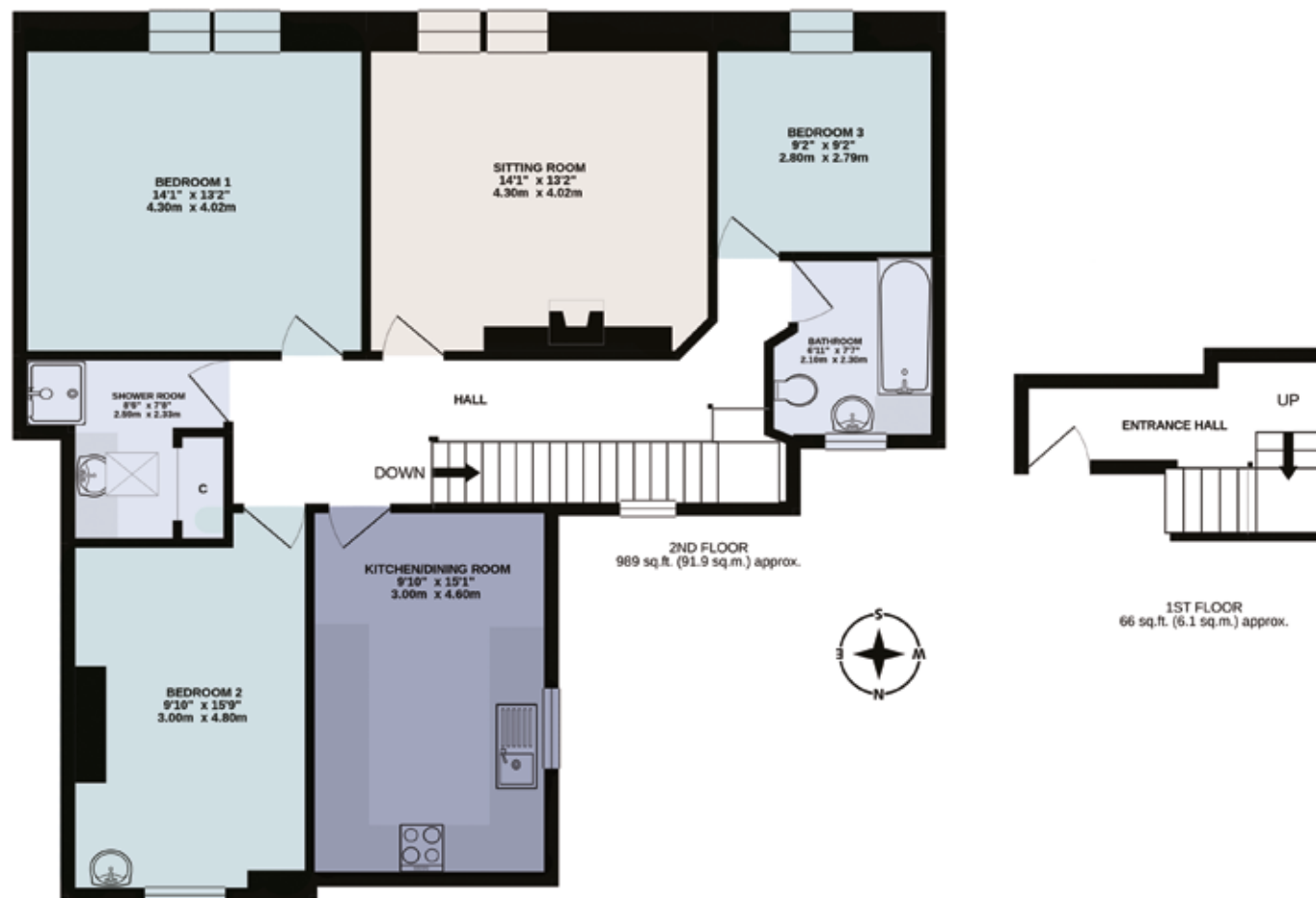
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