



Modern home close to Elie Beach

1 Wadeslea, Elie, Fife, KY9 1EB

Freehold





Superb modern and spacious home with views to Elie Beach

Dining room • kitchen • utility room • bedroom with en suite shower room • sitting room • bathroom • two further bedrooms • two further bedrooms with Jack and Jill en suite shower room • rear garden • paved parking area • EPC = C

Distances

St Andrews 13 miles
Edinburgh 45 miles

Situation

1 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's Beaches.

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

1 Wadeslea boasts spacious and well-presented accommodation, split over three floors having been renovated and extended into a town house in 2008. The property is currently used as an income producing holiday home, with a full book of repeat guests, owing to its fantastic position close to the beach and ample space for families to get together.

A paved area to the front provides space for multiple vehicles, and leads up to the main door. From the hall a staircase leads up to the first floor, with a U-shaped floorplan flowing around the staircase on the ground floor.



On the right is a large dining room with space for separate breakfast table, and bay window overlooking the quiet residential street to the front of the property. From the dining room, to the rear of the property is the kitchen. The fitted kitchen features base and wall units with integrated appliances including dishwasher, oven with gas hob as well as access to a deep larder store cupboard. A rear door provides access to the garden at the back. A useful utility room is adjacent to the kitchen providing further storage, and boiler cupboard. A Jack-and Jill en suite shower room can be accessed from both utility room and ground floor double bedroom. The spacious bedroom can accommodate a King size bed and bunk beds.

On the first floor, on the left of the landing is an expansive sitting room with dual aspect windows creating a light and airy room. Patio doors open on to a Juliet balcony at the front of the property, where views of the sea and shoreline can be seen over the rooftops of the surrounding properties. Adjacent to the sitting room is a family bathroom with shower. Two further double bedrooms complete the accommodation on the first floor; one to the rear with views over the garden and one to the front with fantastic views to Elie harbour and beyond. Another flight of stairs leads up to two further bedrooms with Jack-and-Jill en suite shower room. Both bedrooms feature dormer windows overlooking the Firth of Forth with views spanning

from the Isle of May to the East and Edinburgh to the West. A Velux skylight for further natural light is perfectly placed to give views across the rooftops to Largo Law.

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. 1 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.

Local Authority & tax band

Fife Council have applied a rateable value of £6,600 p.a as the house is currently classed as a commercial property for rental purposes.

Miscellaneous

Currently used as a holiday home producing around £30,000 p.a

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



1 Wadeslea, Elie, Fife, KY9 1EB
Gross internal area (approx) 167.2 sq m/1,799 sq ft



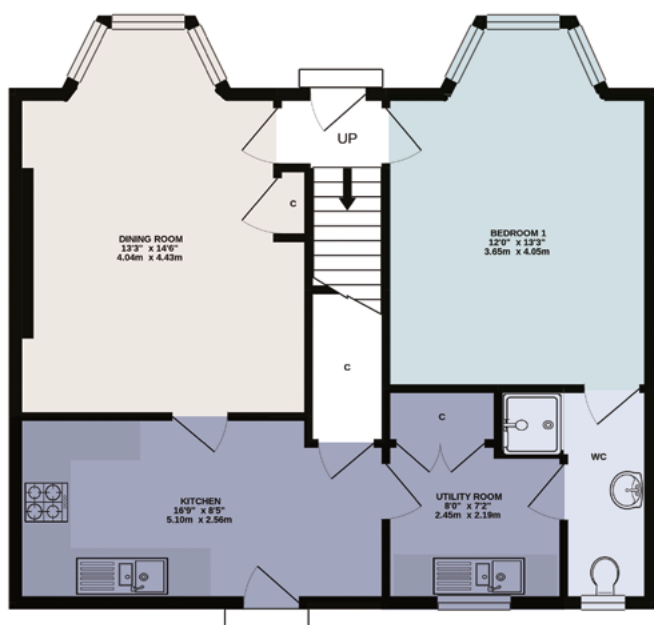
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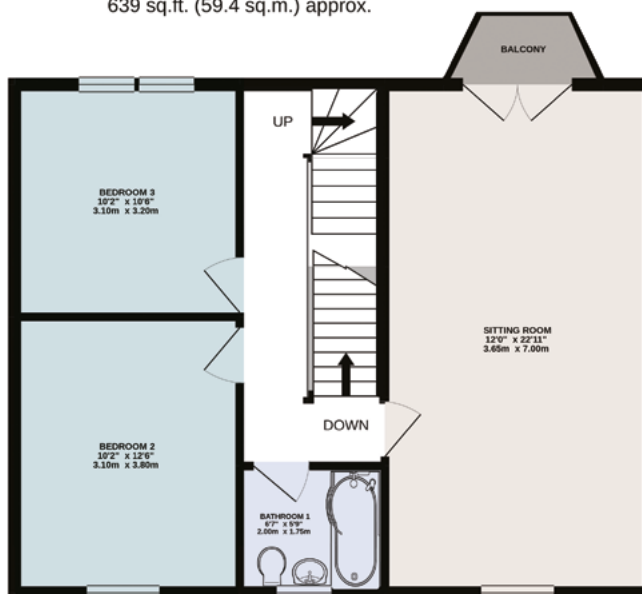
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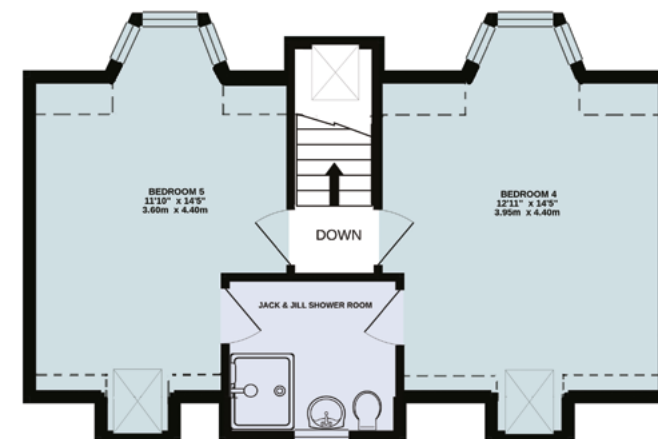
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



2ND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



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