

# WHITE COTTAGE

EARLSFERRY, FIFE

**savills**

# WHITE COTTAGE

CHAPEL GREEN, EARLSFERRY,  
FIFE, KY9 1AD

**Charming cottage with  
garden set in superb  
beachfront location with  
views over Earlsferry  
Beach**

- Stunning panoramic coastal views
- Beachfront position
- Private garden
- Spacious and light accommodation
- Popular East Neuk village setting
- Accessible ground floor accommodation
- Hall, sitting room, kitchen, two bedrooms, shower room, utility room
- Garden with patio
- EPC = D





## SITUATION

White Cottage is situated in a fantastic beach setting overlooking Earlsferry Beach towards the East Neuk village of Elie. The connected villages of Elie and Earlsferry are popular holiday destinations due to the unspoilt sandy beaches, accessible golf courses and range of water sports available. Located to the west of the villages, the property is ideally positioned for access to the beach which is just beyond the garden boundary, as well as Elie Golf Course and the shops, cafés and restaurants of Elie.

Elie and Earlsferry are in the East Neuk of Fife, famed for its picturesque fishing villages and sandy beaches, with Elie boasting one of the finest. Sailing, wind surfing 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 by pubs and cafés including the renowned Ship Inn.

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. St Andrews has an excellent selection of shops, restaurants and services to supplement those available in the village.

## DESCRIPTION

White Cottage's modest street appearance belies the wonderful views and spacious accommodation within. Entering the property into an L-shaped hallway, straight ahead a glimpse of the incredible sea views can be seen through the sitting room patio doors.

To the immediate left of the entrance is the first of two bedrooms, with fitted wardrobe, and window overlooking the quiet residential street.

Adjacent to this is the second, larger bedroom with dual aspect windows overlooking both patio and garden towards the sea. Fitted wardrobes provide ample storage. Both bedrooms are light and airy.

From the hall, the generously sized sitting room is located to the rear of the property and is dominated by three large floor to ceiling windows, one of which is a sliding patio door, overlooking the garden and providing breathtaking views of the beach and sea. The southeast facing room is well lit by natural light, and to the rear of the L-shaped room is a more snug seating area centred around an open fireplace.

Accessed from both hall and sitting room is the kitchen, with modern base and wall units providing plenty of storage and work surfaces. Appliances include integrated double oven, induction hob, freestanding dishwasher, and an adjacent utility room provides further space for fridge/ freezer and washing machine. To complete the accommodation, a shower room is located off the hallway to the right of the entrance and features a large D-shaped walk-in shower with seat, WC, basin and heated towel rack.

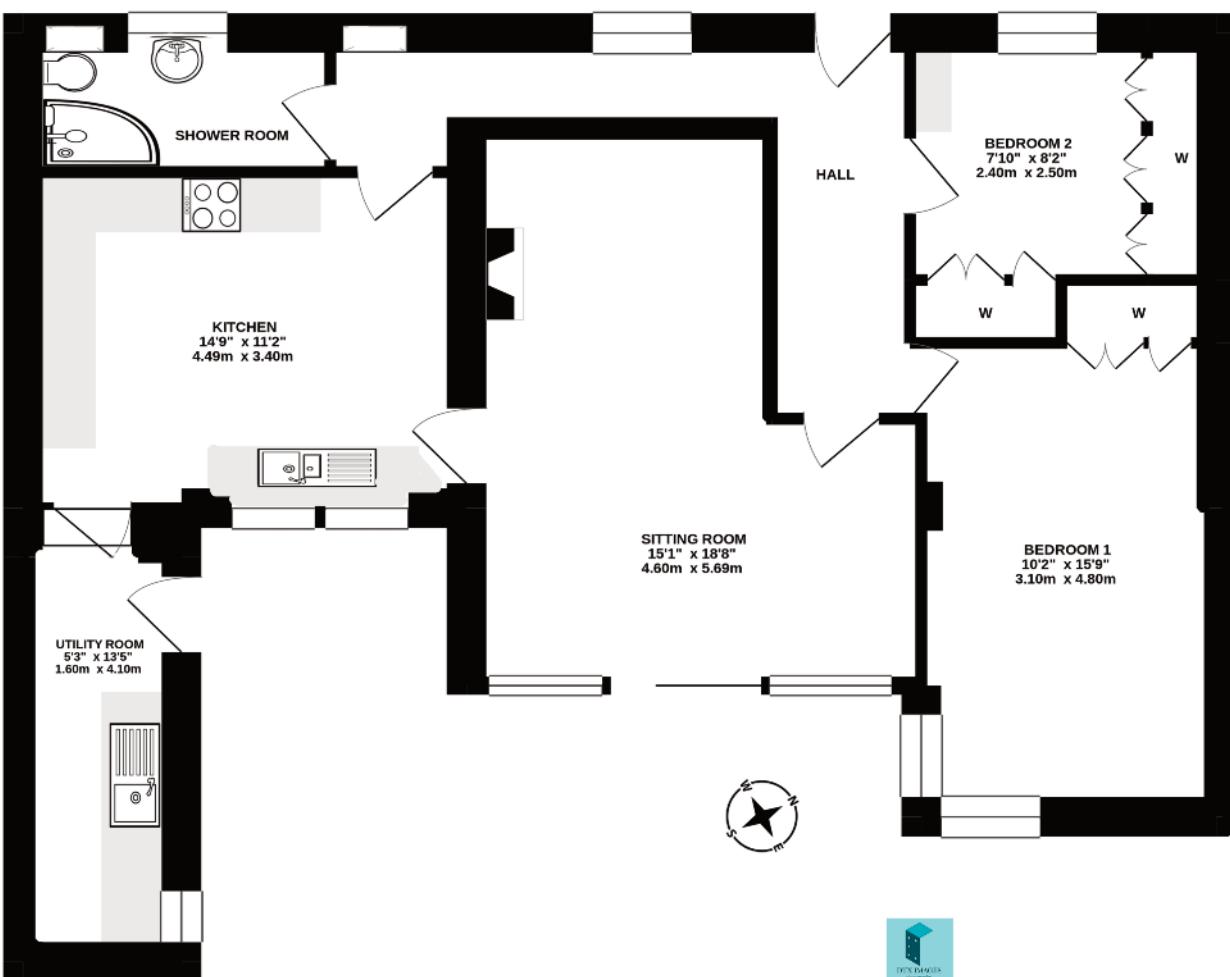
From both utility room and sitting room, a patio borders the property and provides a private sun trap for a spot of al fresco dining. The garden, laid to lawn, then leads down a gentle slope to a low stone wall providing panoramic views over the beach below. There is a further patio area at the bottom of the garden, ideal for a comfortable chair or two to sit and enjoy the view. Next to the patio, a hatch opens up to stone steps leading down to a cellar store.

## DIRECTIONS

Entering Elie from the north on the A917, take the third exit on the roundabout on to Bank Street. Continue straight down this road, then take the one way road on to High Street, Earlsferry. Continue straight on to Chapel Green Road. After passing Chapel Green Lane to the left, White Cottage is the third property on the left hand side.

# WHITE COTTAGE

TOTAL FLOOR AREA: 896 SQ FT (83.2 SQ M) APPROX



## GENERAL REMARKS

### VIEWING

Strictly by appointment with Savills - 0131 247 3738.

### SERVICES

Mains electricity, water, gas and drainage.

### LOCAL AUTHORITY & TAX BAND

Fife Council tax band E.

### CONSERVATION AREA AND LISTING

White Cottage lies within Elie and Earlsferry Conservation Area.

### FIXTURES AND 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.

**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: April 2021. Brochure prepared April 2021. Brochure Code: 210428

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