



# Duplex with sea views and garden

Overton, 5 Bank Street, Elie, Fife, KY9 1BW

Freehold



Beautifully presented double upper with views towards Elie Bay and private garden

Entrance hall • sitting room • open-plan kitchen / dining room

Five bedrooms • shower room • bathroom

Garden • garden store • patio area • EPC = E

### Distances

St Andrews 15.5 miles,  
Leuchars train station 16 miles,  
Edinburgh 42 miles

### Situation

Overton sits in the heart of Elie, a short distance from the beach, as well as all of the popular local services and amenities that the coastal village has to offer.

With one of Scotland's finest sandy beaches on its doorstep, Elie is well known for its water sports, including sailing, paddle-boarding and windsurfing, all of which take place in the sheltered bay, while on land there are two golf courses, one the acclaimed 18-hole course and a short 9-hole course suitable for beginners. Several hard tennis courts and a bowling green are also available within the village. Elie Sports Club offers group and individual coaching in golf and tennis during school holidays. Elie is well served by pubs and cafés which include the renowned Ship Inn.

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 14 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 45 miles away accessed by road, or from the nearest train station at Leuchars which is 16 miles to the north of Elie.

### Description

Centrally located on Bank Street, Overton's front door opens into a vestibule and then a tiled inner hall with convenient racking for golf clubs. Stairs lead up to the first floor landing, with a mezzanine level providing storage cupboards and access to steps outside leading down into the garden.

On the first floor, with south facing views over the Elie roof tops towards the harbour and across the Firth of Forth, is a spacious and bright sitting room with a bay window making the most of the sea views. Next to this is a double bedroom which could be a further reception room if required, and a bathroom which has been recently upgraded. To the rear of the property is the open-plan kitchen / dining room. The kitchen has excellent storage with two cupboards, base and wall units and a range of integrated appliances. The











kitchen opens up into the dining room which has a fireplace and views over the garden to the north.

On the second floor, there are four light and spacious bedrooms and a shower room which has also been recently upgraded by the current owners. Each bedroom has fantastic views either south to the coast or north to the golf course and hills beyond, framed by large dormer windows. There are fitted wardrobes in two of the bedrooms.

Outside, Overton has a generous garden which can be accessed from steps down from the house, and also via Baker's Close, a shared gated pend from the street, so that bikes, golf clubs and surf boards can be easily stowed away in the outbuildings. A further substantial store room provides ample storage for garden equipment. The garden stretches north with landscaped borders around the edge as well as a few mature trees. A paved garden path winds down the length of the

garden to the end where a sectioned off area provides further privacy. The garden is well positioned so that it gets the best of the sunshine throughout the day.

#### **Directions**

Entering Elie from the north on the A917, continue down Park Place until the mini roundabout. Take the third exit (a right hand turn) onto Bank Street. Overton is number 5 Bank Street located on the right hand side of the 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 tax band F

##### **Conservation Area**

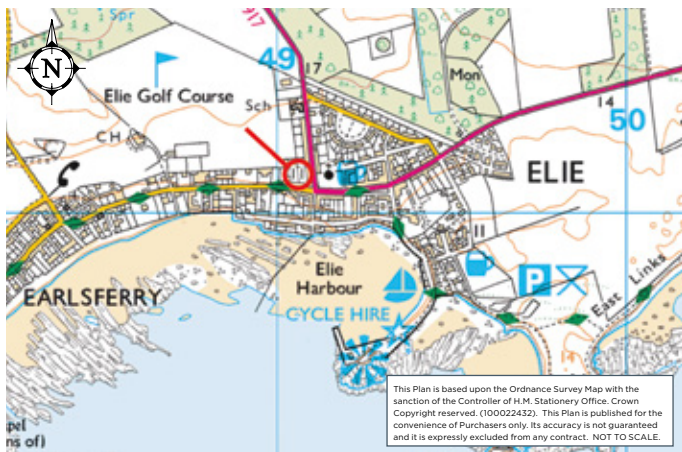
Overton lies within Elie & Earlsferry Conservation Area and is a C Listed property.











### Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Furniture may be available by separate negotiation.

### Miscellaneous

Overton has a right of access through, and over (via steps), the mutually owned pend leading from Bank Street into the garden.

### 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.

### Brochure Information

Photographs: May 2022  
Brochure Code: 220512



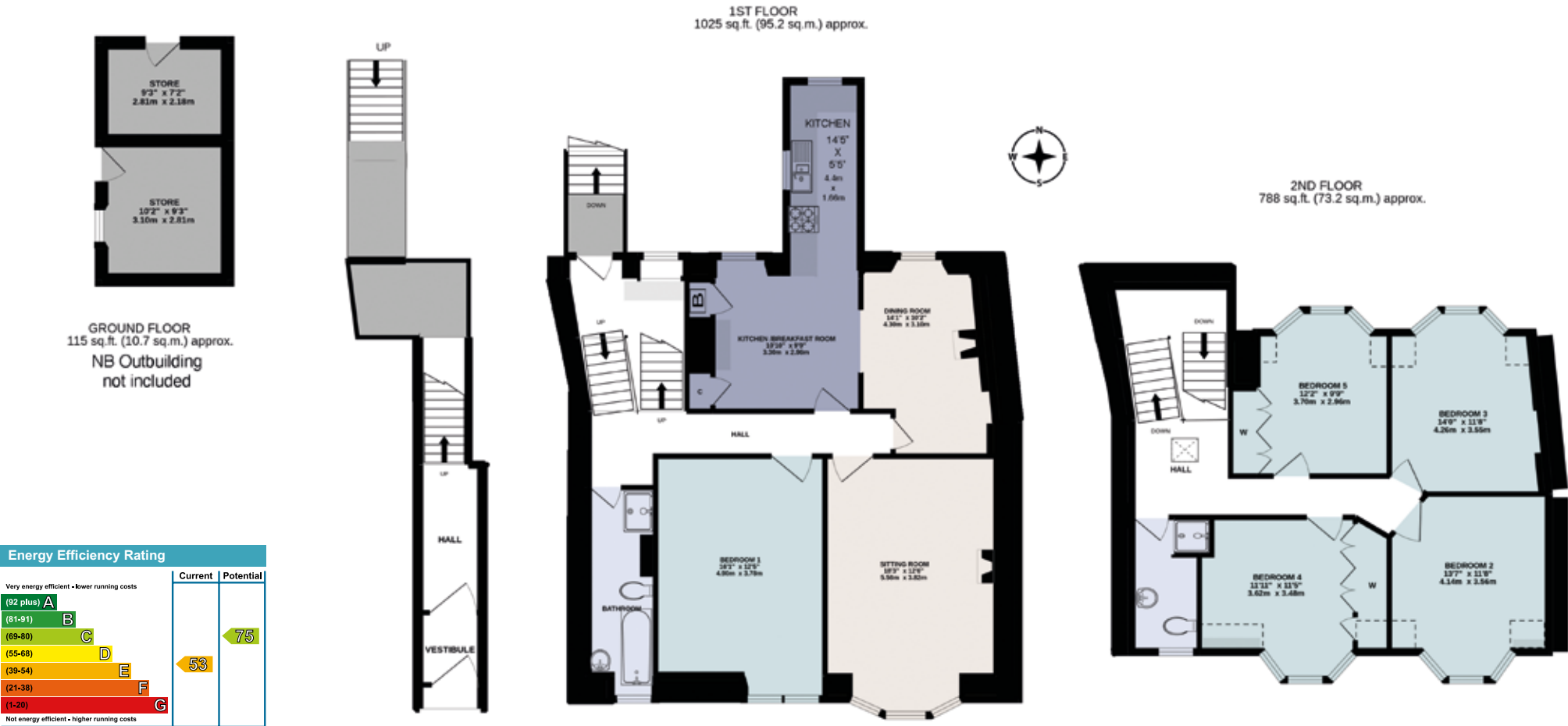






Overton, 5 Bank Street, Elie, Fife, KY9 1BW  
Gross internal area (approx)  
Ground Floor 10.7 sq m/115 sq ft  
First Floor 95.2 sq m/1025 sq ft  
Second Floor 73.2 sq m/788 sq ft  
Total 179.1 sq m/1928 sq ft

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