



Thorntons 
The right way to move

Rockslea Links Road

Elie And Earlsferry, Leven, Fife,
KY9 1AW





Summary

Offering light and airy interiors with tranquil golf course views towards the sea, this traditional double villa lies within the picturesque seaside town of Elie and Earlsferry, a stone's throw from its breathtaking sandy beaches. The home features two good-sized bedrooms, a bathroom, and a living room enjoying a pleasant open outlook and handy direct access to a sunny kitchen. Externally, the villa benefits from an enclosed south-facing rear garden, a small sea-facing front garden, and unrestricted on-street parking.

Extras: All fitted floor and window coverings and light fittings are included.

Features

- Open golf course and sea views
- Double villa with development opportunities
- Bright entrance porch
- Spacious living room with a fireplace
- South-facing kitchen with garden access
- One double bedroom with period features and an open outlook
- One good-sized single bedroom
- Three-piece bathroom
- Private gardens, enclosed and south-facing to the rear
- Handy garden store
- Unrestricted on-street parking



"With sea views and proximity to the beach, the villa will appeal to those seeking a tranquil coastal residence, prime investment, or holiday retreat."







"The traditional seaside home promises appealing development opportunities internally and within its enclosed south-facing rear garden."



Floorplan

Ground Floor

Approx. 27.9 sq. metres (300.3 sq. feet)



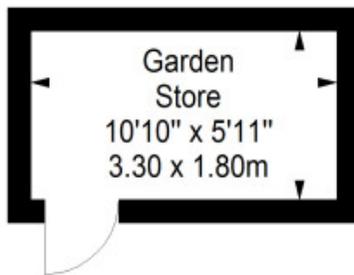
Bathroom
7'10" x 5'10"
2.40 x 1.77m

Kitchen
12'6" x 4'1"
3.82 x 1.24m

Living Room
13' x 12'5"
3.96 x 3.79m

Porch

Garden Store
Approx. 5.9 sq. metres (63.5 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.3 sq. feet)

Bedroom 2
9'4" x 9'1"
2.85 x 2.78m

Bedroom 1
12'5" x 9'4"
3.79 x 2.85m

Total area: approx. 57.8 sq. metres (622.1 sq. feet)



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