


COULTERS<sup>©</sup>

# 32 WOODSIDE ROAD

ELIE, FIFE, KY9 1DU

 2 BED

 1 BATH

 1 PUBLIC



## TAKE A LOOK INSIDE

32 Woodside Road is a superb 2 bedroom semi-detached house occupying a lovely, peaceful position in the highly desirable town of Elie in the East Neuk of Fife.

The house, which benefits from private front and rear gardens, a driveway and garage, has a wonderful open outlook over a central green which has a playpark.

## KEY FEATURES



Bright and well presented semi-detached house.



Two double bedrooms.



Private front & rear gardens.



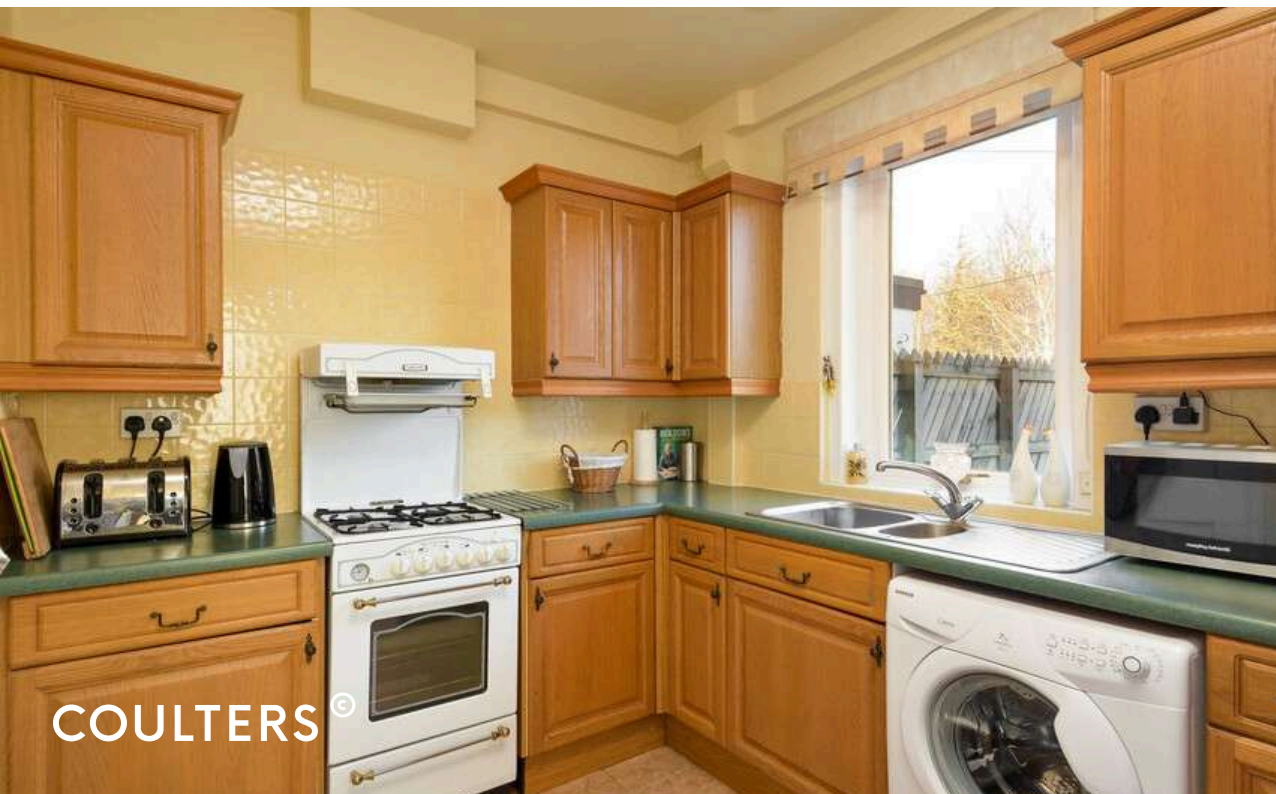
Driveway and garage.



Situated overlooking a central green with playpark.



Within a short walk of the beach and amenities on Elie High Street.





The bright and well presented accommodation comprises on the ground floor - entrance hall; sitting/dining room with bay window and fireplace; fitted kitchen with appliances; WC; and rear hall with 2 storage cupboards and door to the rear garden. On the first floor - double bedroom 1 with walk-in storage cupboard; double bedroom 2; and shower room.

The driveway provides off-street parking for one car and leads to a wooden garage. The enclosed rear garden, which backs onto Elie Estate, is mainly laid to lawn and has a timber summerhouse.





## THE LOCAL AREA

Elie is a popular and picturesque seaside town situated in the East Neuk of Fife.

It has a beautiful sandy beach and a harbour that's popular with yachts and water sports enthusiasts. The town also has 2 golf courses, tennis courts and the famous Chainwalk at Kinraig Point.

There are many good eateries in the town including the Ship Inn at the Harbour. Local shopping is served by a deli on the High Street and a farm shop at Ardross Farm.

## EXTRA INFORMATION

All carpets, curtains and light fittings are included in the sale price as are the cooker, washing machine and fridge/freezer.

Other items of furniture and contents may be available by separate negotiation.

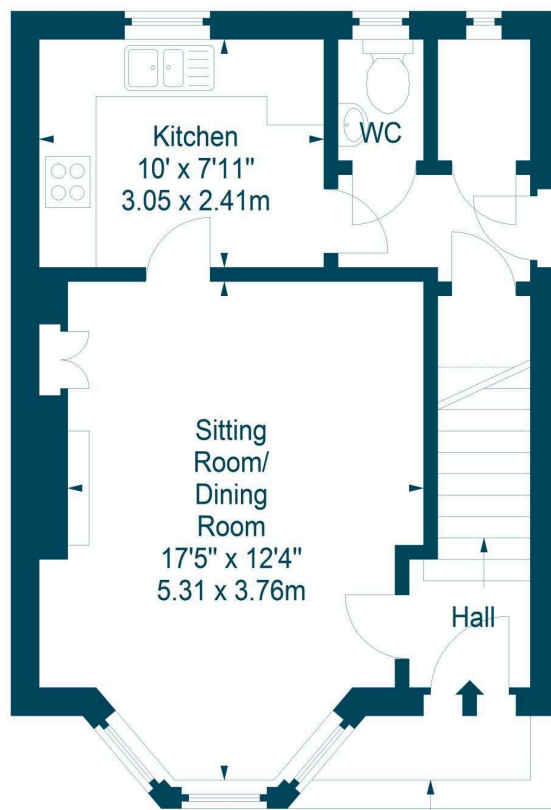
The property currently holds a Short-term Let Licence which was issued on 28 August 2024 for 4 guests.



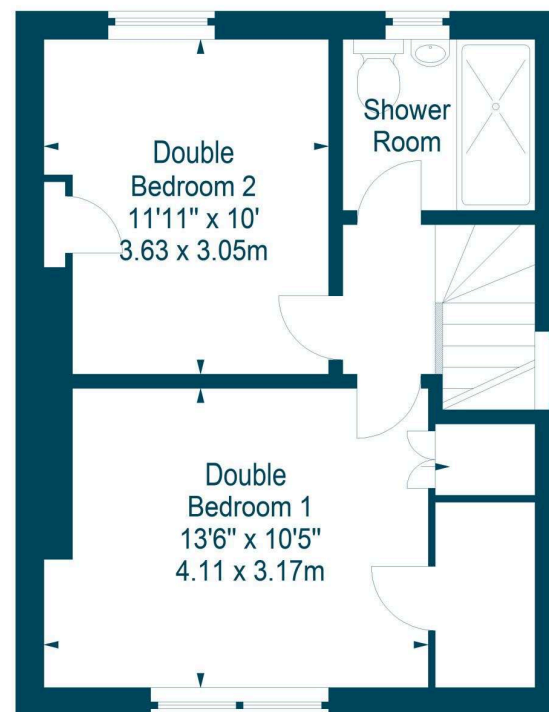
Woodside Road,  
Elie, KY9 1DU



Approx. Gross Internal Area  
805 Sq Ft - 74.78 Sq M  
For identification only. Not to scale.  
© SquareFoot 2019



Ground Floor



First Floor

## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.