



3 Hycroft, Lodge Walk, Elie, KY9 1EE
Offers Over £165,000



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OFFERS OVER
£165,000

Rollos are pleased to offer to the market this charming ground floor apartment, situated in a Conservation area within the popular coastal village of Elie. The property benefits from access to large communal gardens to the front, which enjoy stunning views over Elie beach and towards the sea.

The accommodation is formed over one level comprising: main reception hallway with built-in cupboard, lounge, bedroom and kitchen. The lounge has a feature fireplace and overlooks the rear communal garden areas. The kitchen has a free standing cooker, fridge / freezer and washing machine, breakfast bar and floor and wall mounted units with complementary work surfaces. The double bedroom benefits from built-in wardrobes. The bathroom suite comprises WC, wash hand basin and bath.

The property benefits from partial gas fired central heating (except kitchen) and double-glazing.

Externally there is a communal lawn garden to the

front of the building enjoying spectacular views. To the rear of the property there is an area of residents' parking.

The property is conveniently positioned in the centre of Elie close to all local amenities including, restaurants, bars, shopping, coastal walks, Elie sports hub which features a 9-hole golf course and tennis courts.

Rollo's recommend an early inspection to appreciate the accommodation and location on offer.





- Ground floor apartment
- In Conservation area
- Lounge
- Kitchen
- Double bedroom
- Bathroom
- Partial gas fired central heating
- Double-glazing
- Communal gardens to the front
- Residents' parking to the rear

INCLUDED

All fitted carpets, fitted floor coverings, freestanding cooker, fridge / freezer and washing machine will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND C

EPC RATING: C

FLOOR AREA: 516.67 SQ FT







Room Sizes

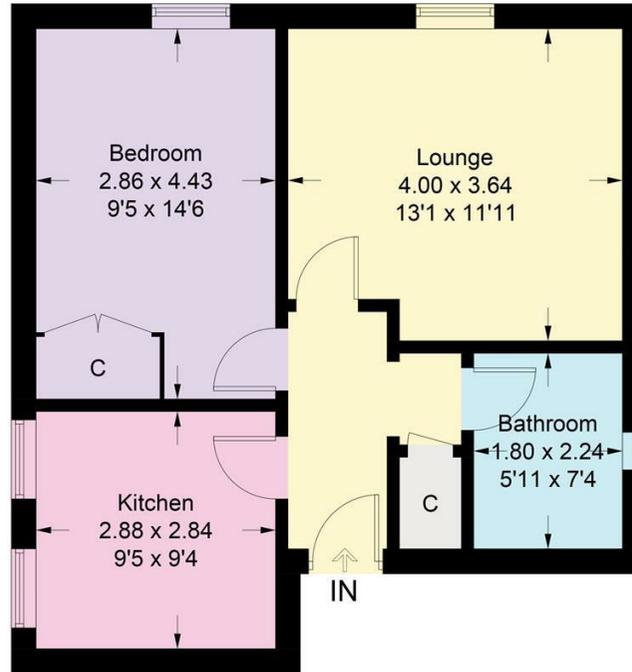
Approximate measurements

Lounge	13'1" x 11'11"
Kitchen	9'5" x 9'3"
Bedroom	9'4" x 14'6"
Bathroom	5'10" x 7'4"



3 Hycroft, Elie

Approximate Gross Internal Area = 48.0 sq m / 517 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094597)



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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.