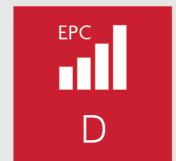
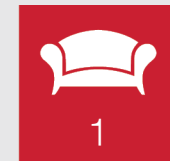




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Tigne Cottage, 21 High Street,

Elie, Leven,
KY9 1BY





Summary

Set within the highly sought-after coastal village of Elie, this handsome end-terrace home enjoys an enviable seaside location with easy access to sandy beaches, scenic coastal walks, and local amenities, while still within reach of Leven. Tigne Cottage boasts well-proportioned accommodation, including a welcoming entrance hall, a sunny dual-aspect living/dining room with a fireplace, a modern fitted kitchen, and three comfortable bedrooms. Further features include a four-piece bathroom, a separate shower room, a utility room, a small rear courtyard garden, on-street parking, gas central heating, and double glazing.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Features

- Traditional end-terrace house
- Sought-after seaside location
- Entrance hall
- Sunny dual-aspect living/dining with a fireplace, open to
- Modern kitchen with fitted units
- Sunny main bedroom with press cupboard
- Two more spacious bedrooms
- Four-piece family bathroom
- Three-piece shower room
- Handy utility room
- Small courtyard garden to the rear
- On-street parking
- Gas central heating and double glazing



The property offers well-proportioned accommodation including bright living and dining areas, modern kitchen, three bedrooms, and two bathrooms.





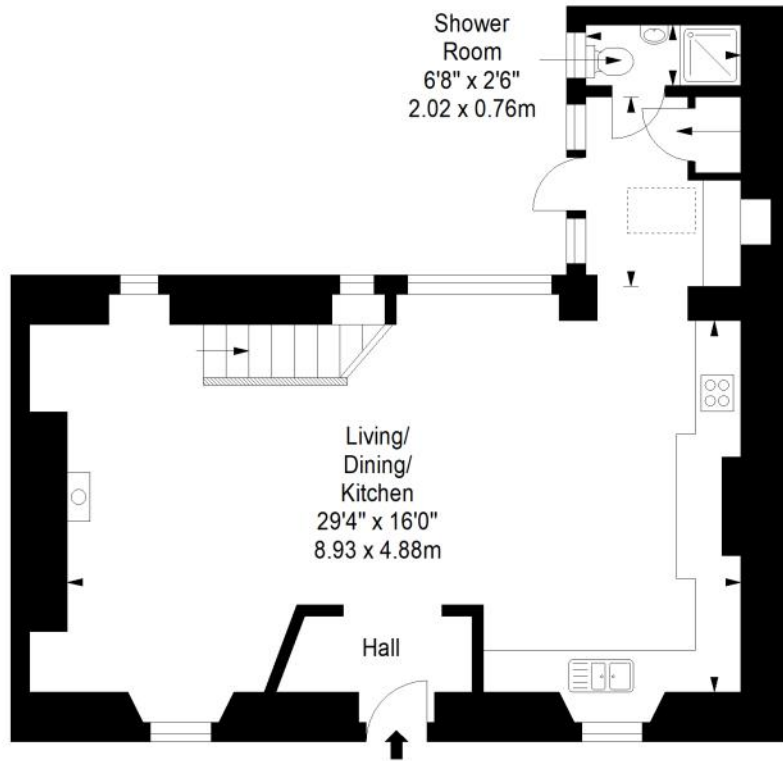


Attractively set in Elie, Tigne Cottage enjoys a highly sought-after seaside location, with beaches, scenic coastal walks, and convenient access to nearby Leven.

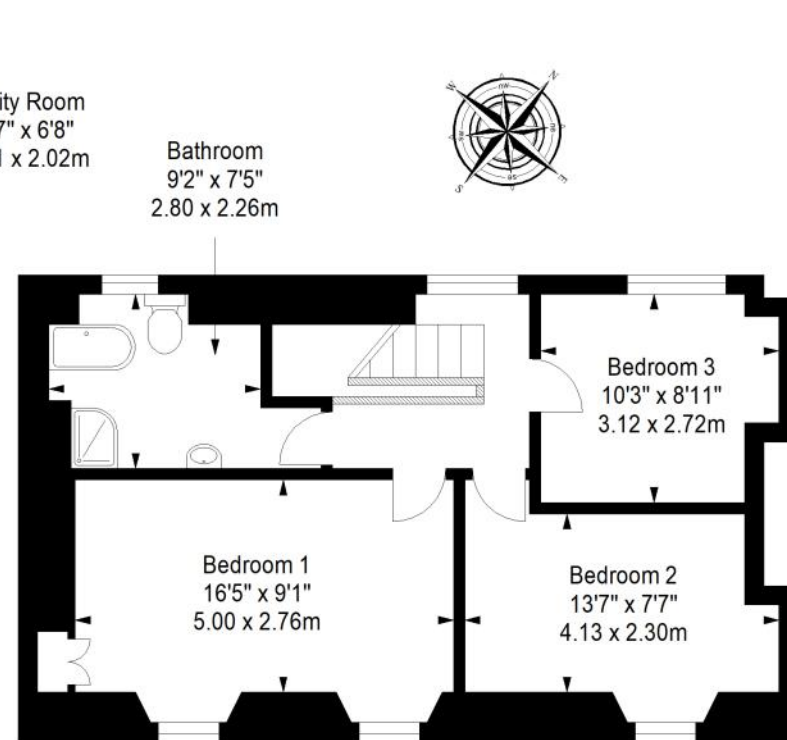


Floorplan

Ground Floor
Approx. 59.2 sq. metres (637.2 sq. feet)



First Floor
Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 110.5 sq. metres (1189.4 sq. feet)



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