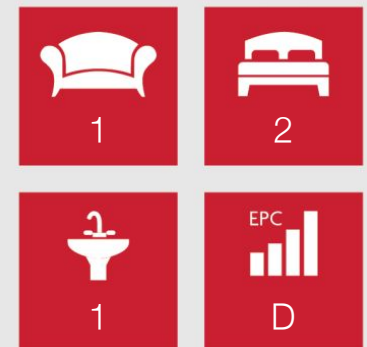




**Thorntons**   
The right way to move

## 30 Lodge Walk, Elie

Fife, KY9 1DD





## Property Summary

Set just a short walk from Elie's beach and local amenities, this well-presented main-door flat combines bright, comfortable accommodation with the appeal of a sought-after coastal setting. Private off-street parking, a useful external store and a balcony add valuable practicality without the upkeep of a garden.

A welcoming hallway leads to a generous living room with twin windows, alongside a bright dining kitchen featuring white cabinetry, a roof window and space for a table. Two bedrooms include a spacious principal bedroom, complemented by a bathroom. Presented in good order throughout, the flat also benefits from double glazing and electric central heating, making it an appealing choice for coastal living, a holiday home or investment.

Extras: Standard fixtures and fittings are included in the sale.

## Features

- Main-door flat in coastal Elie
- Short walk from the beach and local amenities
- Welcoming hallway
- Bright living room with twin windows
- Dining kitchen with space for a table
- Generous main bedroom with a wardrobe
- Second double bedroom
- Contemporary family bathroom
- Balcony offering lovely views
- Useful external storage
- Private off-street parking
- Electric central heating and double glazing

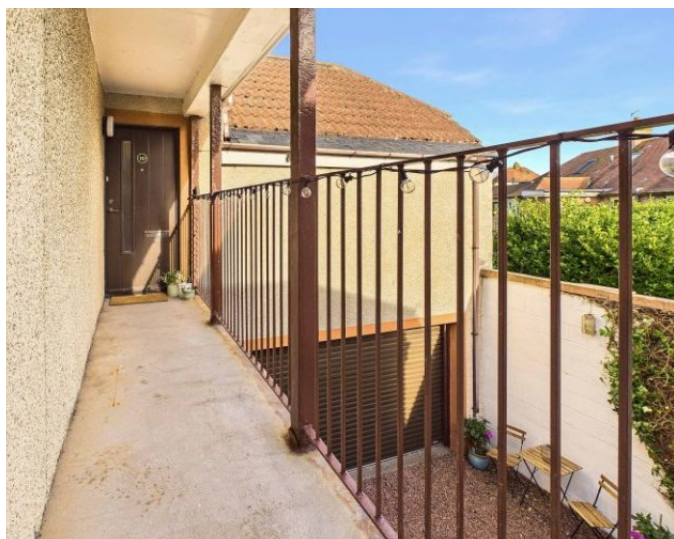








[Click here to take a virtual tour](#)





## Elie, Fife

The picturesque coastal town of Elie, with its golden beaches, rocky coves and stunning views, promises an idyllic lifestyle in the East Neuk of Fife.

Approximately fifteen miles south of St Andrews, the linked villages of Elie and Earlsferry have long been a popular seaside resort owing to their tranquil setting on the Fife Coastal Path.

The former fishing village has retained much of its charm and character, and a rich architectural landscape: from 17th century cottages and townhouses, to imposing Victorian and Edwardian villas.

The town boasts a wealth of local amenities, including a newsagent, a deli, a bakery, a grocer and a chemist, as well as no shortage of cafes, restaurants, bars, pubs and guesthouses.

Elie and Earlsferry are renowned for their fantastic sports and outdoor activities, such as golfing at Elie Golf House Club and Earlsferry Links Golf Course, or tennis, bowls and putting at Elie Sports Club.

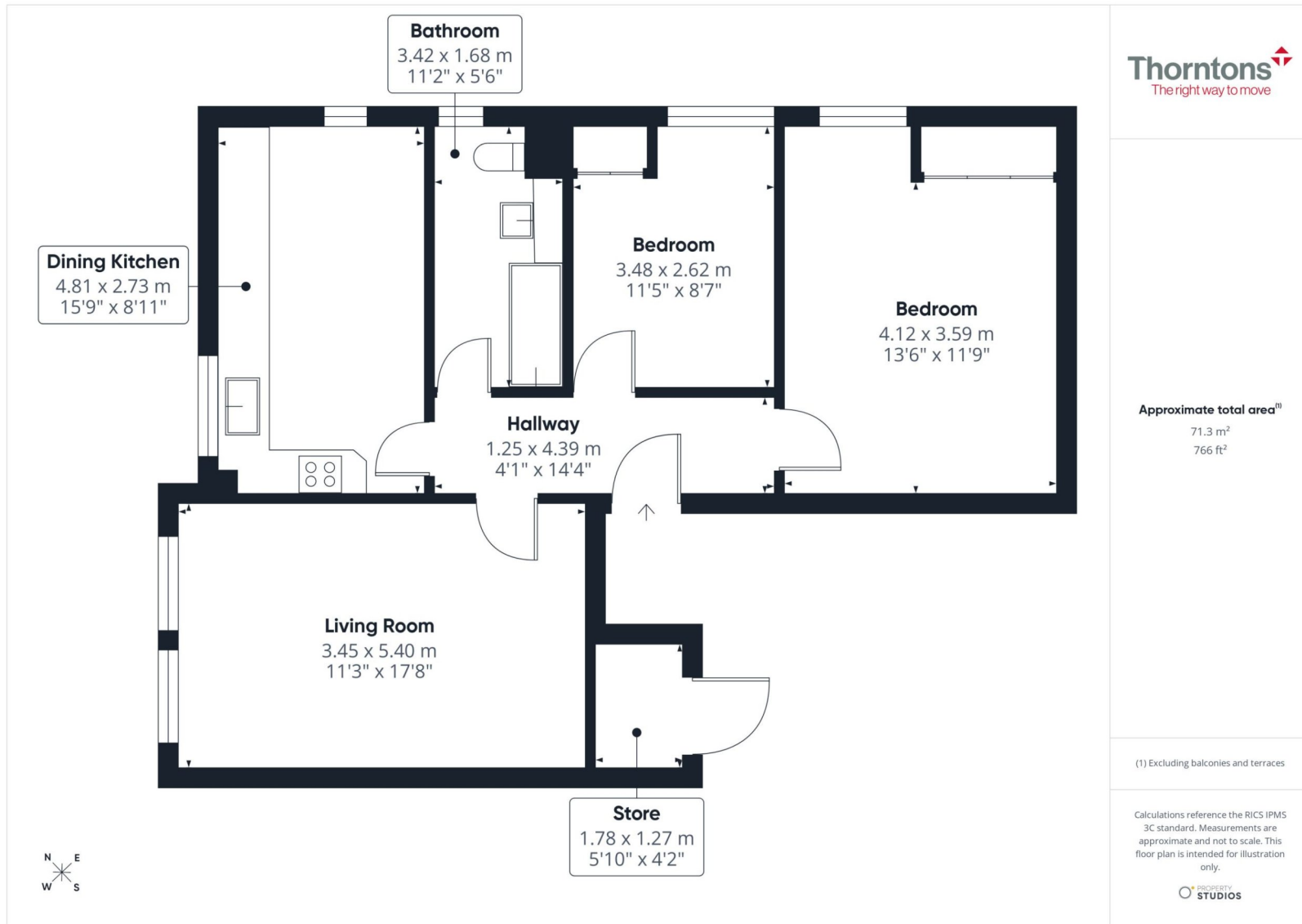
Newly opened Dumbarnie Links is only a few miles away. The bays around Elie and Earlsferry are also perfect for surfing, sailing and water sports, with its own water sports centre and sailing club.

Nursery and primary schooling is provided locally at Elie Primary School, followed by secondary education at Waid Academy in Anstruther.

Public bus links connect the town to St Andrews and Edinburgh, and it is a mere 30-minute drive from Kirkcaldy, which has a train station.



# Floorplan





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