

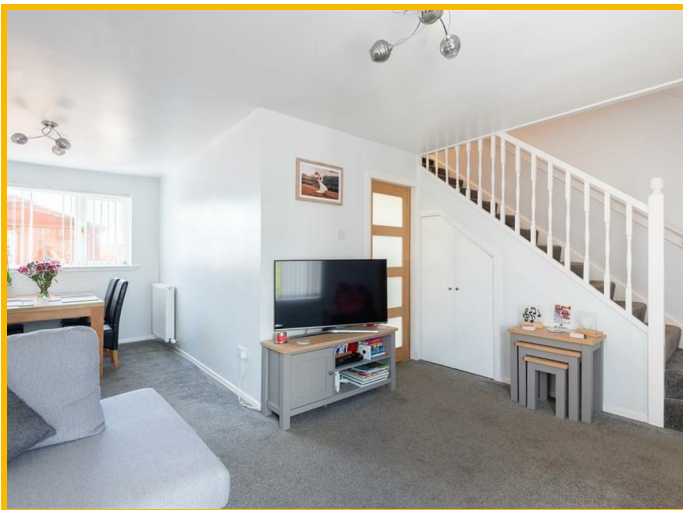


10 North Wynd, Colinsburgh, KY9 1LU

Offers Over £130,000



BEAUTIFUL 2 Bedroom Mid Terraced Villa in a CUL DE SAC, FINISHED TO A HIGH STANDARD with countryside views to the rear. Nearby is the local Primary School, convenience shop, with additional amenities a short drive away in Elie and the train station to Edinburgh in Leven. With stunning walking / cycling routes nearby this could be the one for you. Accommodation: Entrance porch, open plan lounge dining room, breakfasting kitchen, 2 double bedrooms, box room and a bathroom. DG. GCH. Enclosed garden. PERSONAL PROPERTY TOUR available online.



LOCATION

Conveniently located in the sought after East Neuk of Fife, Colinsburgh is a pleasant village surrounded by beautiful countryside and situated only 2.5 miles from Elie beach and the Fife Coastal Path as well as 11 miles from St Andrews, the home of golf. It's an ideal spot for the commuter being within a reasonable daily drive of several town centres including Leven (train station to Edinburgh), Glenrothes, Kirkcaldy, Cupar and Dundee. Primary and nursery education is provided locally with secondary education at Waid Academy, Anstruther. Recreationally Charlton and Dumbarnie Links Golf Courses are nearby with the town hall boasting a non-profit cinema and a library which has been a venue for concerts. Coupled with excellent cycling and walking routes it's certainly a great lifestyle choice.

DIRECTIONS

Please contact agent for further information.

ENTRANCE

Access is via a spacious porch with hanging/storage space. Vinyl flooring. A timber glazed door leads into the lounge dining room.

LOUNGE DINING ROOM

20'4" x 14'8" (6.20m x 4.48m)

Bright, open plan lounge dining room with double-glazed windows to the front and rear overlooking the garden. Ample space to create separate lounge and dining spaces. Under stair cupboard provides storage space. 2 radiators. Carpeted. Doorway to the breakfasting kitchen.

BREAKFASTING KITCHEN

10'5" x 9'3" (3.18m x 2.83m)

Beautiful fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating splashback. Fixed breakfasting bar provides a dining space. Integrated appliances include an induction hob with an extractor fan above and oven below, fridge/freezer and a dishwasher. Double-glazed window to the rear. Laminate flooring. Opaque double-glazed UPVC door provides access to the rear garden.

UPPER LANDING

Hatch provides access to the partially floored roof space. Cupboard houses the gas central heating condensing combi boiler. Radiator. Carpeted.

BEDROOM 1

13'4" x 11'3" (4.08m x 3.44m)

Bright double bedroom with a double-glazed window to the front. Radiator. Carpeted.

BEDROOM 2

13'5" x 8'10" (4.10m x 2.71m)

Double bedroom with a double-glazed window to the rear with a countryside view. Radiator. Carpeted.

BOX ROOM

6'6" x 4'9" (2.00m x 1.47m)

Good-sized box room ideal for use as a home office with a double-glazed window to the front and provision for light. Fixed shelving provides storage space. Laminate flooring.

BATHROOM

6'3" x 5'4" (1.93m x 1.64m)

Contemporary 3-piece suite comprising: W.C, vanity wash hand basin and a bath with folding screen and a thermostatic control shower with rainfall shower head above. Opaque double-glazed window to the rear. Fully tiled. Vertical radiator. Tiled flooring.

GARDEN

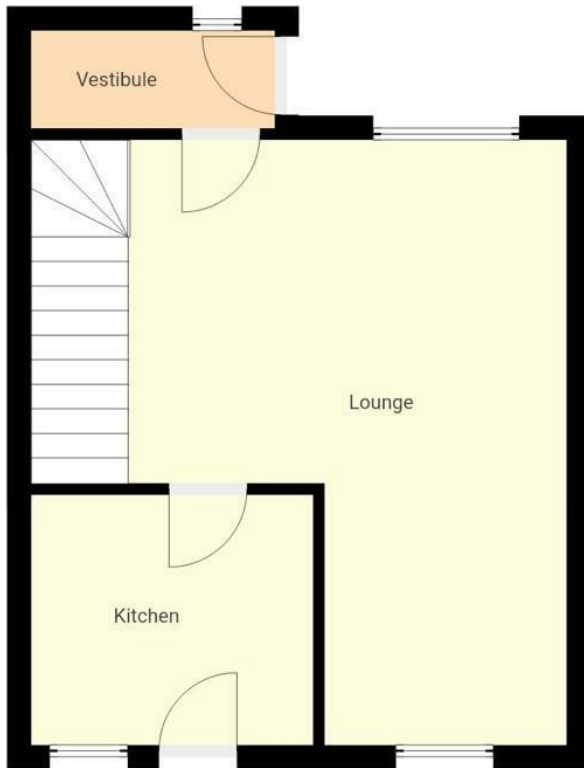
The rear garden is low maintenance laid with paving providing ample space for garden furniture to relax and enjoy time in the sun entertaining family and friends. A timber shed with provision for power provides storage space. A shared pend to the side of the property provides access to the rear garden. Unallocated residential parking located close to the property.

AGENTS NOTES

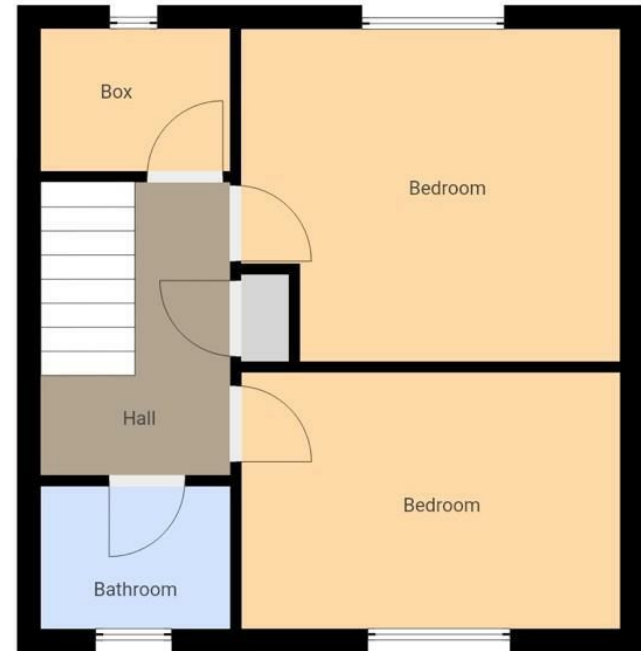
Please note that all room sizes are measured approximate to widest points.





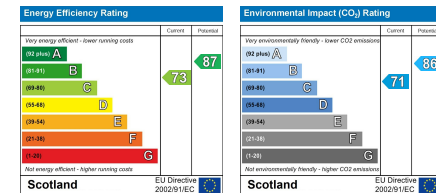


Ground Floor



First Floor

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