



7 North Wynd, Colinsburgh, Leven, KY9 1LU
Offers Over £165,000

SPACIOUS 3 Bedroom Mid Terraced Villa in a SOUGHT-AFTER location offering VILLAGE LIFE, with an enclosed rear garden and a garden room. Within walking distance of the local Primary School, and a short drive to Elie, and the East Neuk for beaches, the Fife Coastal Path, and golf courses, and good commuter links from Leven Train Station. Accommodation: Hall, lounge, dining kitchen, 3 double bedrooms, and a bathroom. DG. GCH. Gardens. Garden room / workshop. 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 is an ideal spot for the commuter being within a reasonable daily drive of several town centres including Leven (train station Spring 2024), Glenrothes, Kirkcaldy, Cupar and Dundee. Primary and nursery education is provided locally with secondary education at Waid Academy, Anstruther. Recreationally Charlton and Dumbarnie 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 is certainly a great lifestyle choice.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a UPVC door with an opaque double-glazed inlet leading into the lower hallway. Carpeted stairway with a double-glazed window to the front and a timber balustrade leads to the upper landing. Under stair storage area. Coving. Radiator. Laminate flooring.

LOUNGE

19'5" x 10'5" (5.92m x 3.20m)

Bright lounge with double-glazed windows to the front and rear overlooking the garden. Feature wall with space for entertainment equipment. Coving. 2 radiators. Engineered hardwood flooring.

DINING KITCHEN

12'2" x 10'2" (3.72m x 3.10m)

Good-sized dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Coordinating cupboard houses the gas central heating condensing combi boiler. Integrated appliances include a gas hob, extractor fan and an oven below. Space for freestanding appliances and dining furniture. Radiator.

Tiled flooring. Opaque double-glazed UPVC door provides access to the rear garden.

UPPER LANDING

Hatch provides access to the roof space accessed via a wooden ladder. Cupboard provides shelving/storage space. Coving. Carpeted.

BEDROOM 1

14'5" x 8'5" (4.41m x 2.58m)

Good-sized double bedroom with a double-glazed window to the front. Coving. Radiator. Carpeted.

BEDROOM 2

14'6" x 10'8" (4.42m x 3.26m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Cornicing. Radiator. Carpeted.

BEDROOM 3

12'5" x 7'3" (3.80m x 2.22m)

Further double bedroom with a double-glazed window to the rear overlooking the garden. Coving. Radiator. Carpeted.

BATHROOM

6'5" x 5'5" (1.96m x 1.67m)

3-piece suite comprising: W.C, wash hand basin and a bath with fixed curtain rail and a thermostatic control shower. Opaque double-glazed window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN

To the front of the property is low maintenance laid with paving stones. A pend and gate to the side provides access to the rear garden. The enclosed rear garden is mainly laid to lawn with a paved area ideal for garden furniture to relax and enjoy time in the sun. A garden room provides an ideal space for enjoying time outdoors all year round. A timber gate to the side of the garden room leads to an additional storage space.

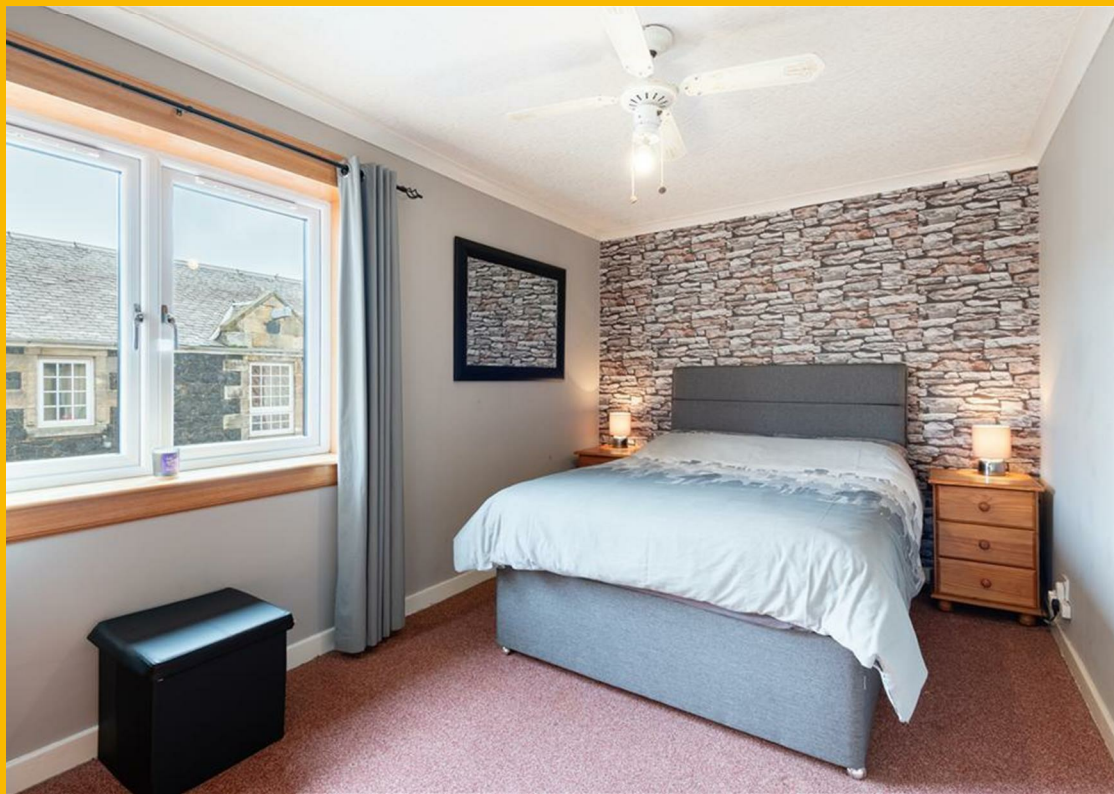
GARDEN ROOM / WORKSHOP

15'5" x 11'6" (4.72m x 3.51m)

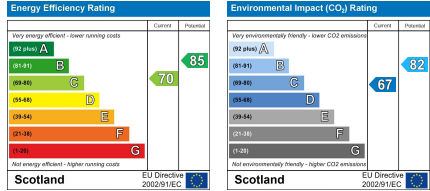
Fantastic space currently split to provide a social area with a hot tub and a workshop space. Provision for light and power with tiled/solid wood flooring. The workshop area has fixed work benches and shelving/storage space. Could be utilised as a home office. External additional storage cupboard.

AGENTS NOTES

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







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