

8D Main Street, Colinsburgh, Leven, KY9 1LR

Offers Over £170,000

Fife Properties

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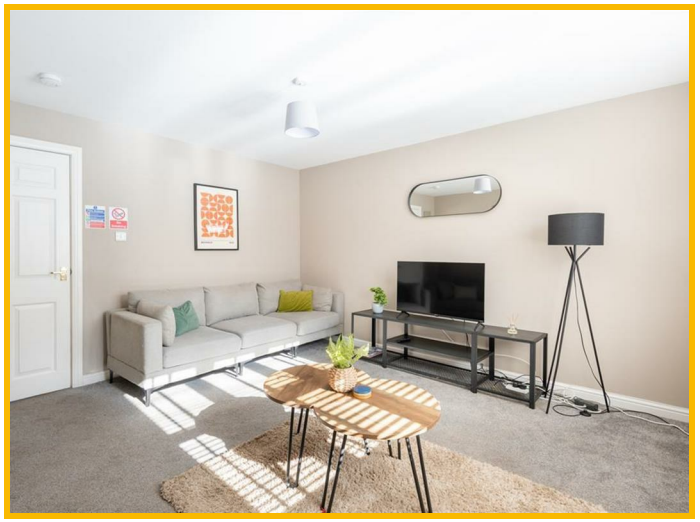
Well-presented 2 Bedroom Mid-Terraced Villa in MOVE IN CONDITION with COUNTRYSIDE VIEWS and potential to add OF STREET PARKING to the rear appealing to a first-time buyer, young professionals or downsizer. Located within walking distance of the local shop and primary school with additional amenities a short drive away in St Monans, Elie and Anstruther. Close by are several beautiful Beaches and renowned Golf Courses making this an ideal choice for anyone seeking a relaxing lifestyle with commuter links via Leven Train Station direct to Edinburgh and beyond. Accommodation: Hall, living room, breakfasting kitchen, downstairs W.C, 2 double bedrooms and a bathroom. DG. GCH. Front and Rear Garden. Potential for Off Street parking. PERSONAL PROPERTY TOUR available online.







LOCATION
Nestled in the beautiful East Neuk of Fife, Colinsburgh is a charming countryside village offering an enviable lifestyle where peaceful rural living meets stunning coastal scenery. Surrounded by rolling countryside, around 2.5 miles from the golden sands of Elie and the Fife Coastal Path, it is the perfect setting for those seeking a slower pace of life without sacrificing convenience. Historic St Andrews, the Home of Golf, is around 11 miles away.
Ideally positioned for commuters, Colinsburgh provides convenient access to Anstruther, Leven and its railway station, Glenrothes, Kirkcaldy, Cupar and Dundee. Local primary and nursery education is available, with secondary schooling at Waid Academy in Anstruther. Whether it's leisurely coastal walks, scenic countryside cycling, a round of golf at nearby Charlton or Dumbarnie, or simply enjoying the tranquillity of village life, Colinsburgh offers something special. A welcoming community and historic town hall hosting cultural events add to its traditional village charm. Offering the perfect blend of countryside tranquillity, coastal adventures and everyday convenience, Colinsburgh is more than just a place to live – it's a lifestyle to fall in love with.

DIRECTIONS
Please contact agent for further information.

HALL
Access is via a timber door with an opaque double-glazed inlet leading into the front hall. A cupboard provides shelving/storage space. Radiator. Laminate flooring.

LIVING ROOM
13'7" x 13'6" (4.15m x 4.14m)
Good-sized living room with double-glazed sash and case windows to the front. Radiator. Carpeted. Doorway to the rear hall.

REAR HALL
Carpeted stairs with a timber balustrade leads to the upper landing. Radiator. Laminate flooring. Timber door leads to the rear garden.

BREAKFASTING KITCHEN
11'8" x 7'10" (3.56m x 2.40m)
Fitted kitchen comprising: Wall mounted, floor standing units with coordinating worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Space for freestanding appliances and dining furniture. Double-glazed sash and case windows to the rear overlooking the garden. Radiator. Vinyl flooring.

DOWNSTAIRS W.C
8'1" x 4'11" (2.47m x 1.51m)
2-piece suite comprising: W.C and a vanity wash hand basin. Opaque double-glazed sash and case window to the rear. Radiator. Laminate flooring.

UPPER LANDING
Hatch provides access to the roof space. Double-glazed sash and case window to the rear. Radiator. Carpeted.

BEDROOM 1
11'3" x 10'4" (3.43m x 3.17m)
Double bedroom with double-glazed sash and case windows to the front. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BEDROOM 2
11'10" x 10'4" (3.62m x 3.17m)
Additional double bedroom with double-glazed sash and case windows to the rear enjoying countryside views. Cupboard provides shelving/hanging/storage space. Radiator. Carpeted.

BATHROOM
11'3" x 6'2" (3.43m x 1.88m)
4-piece suite comprising: W.C, vanity wash hand basin, 'Jacuzzi' style shower bath and a separate shower enclosure with a folding door and a thermostatic control rainfall shower. Opaque double-glazed sash and case window to the rear. Fully tiled. Heated towel rail. Tiled flooring.

GARDEN
The front of the property is low maintenance laid with gravel.

The rear garden is again laid with gravel providing a low maintenance garden, with potential to utilise as off-street parking and enjoy evenings in the sun.

AGENTS NOTES
Please note that all room sizes are measured approximately to the widest points.

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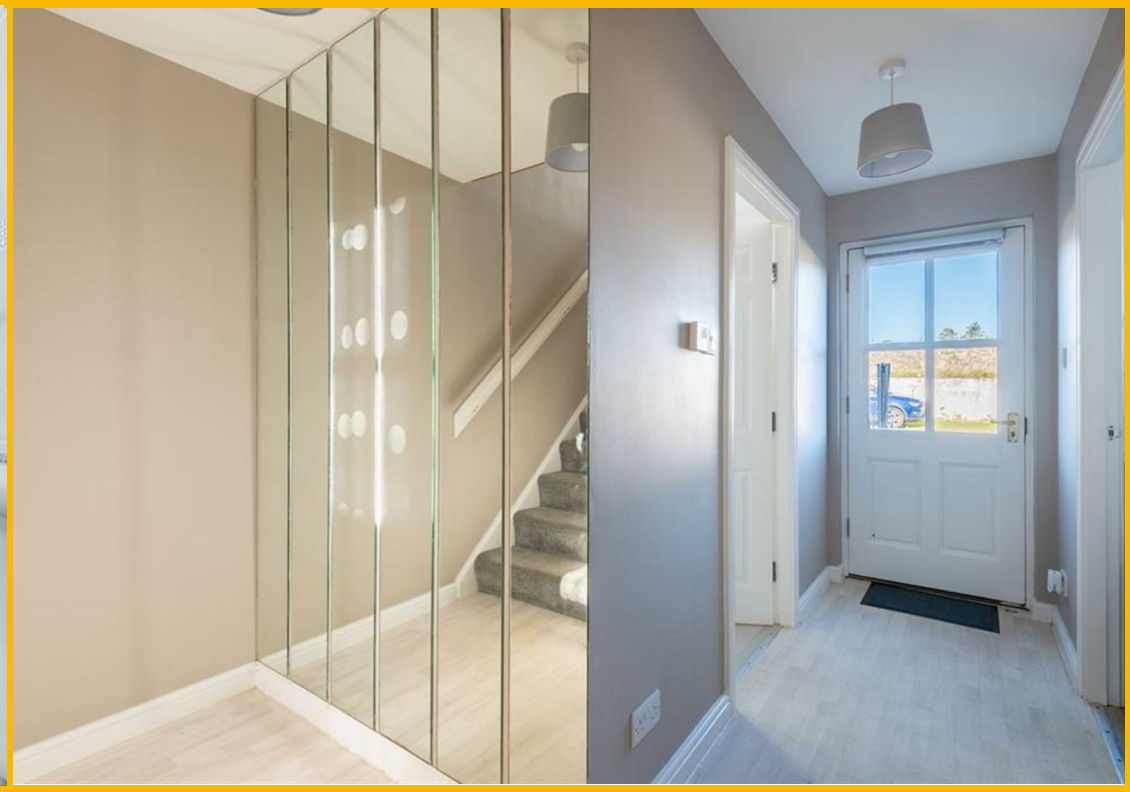


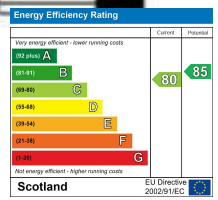


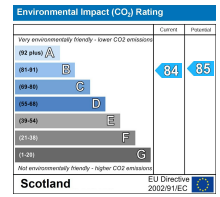


GROUND FLOOR



1ST FLOOR





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