



ROLLOS

26 MAIN STREET

COLINSBURGH KY9 1LS

- Double upper flat
 - Central location in small village
 - Lounge
- Kitchen
 - Shower room
 - Three double bedrooms
- Gas central heating
 - Sash and case windows
 - Garden

NOW FIXED PRICE & BELOW HOME REPORT VALUE

26 Main Street is situated within the centre of the small village of Colinsburgh. The quiet rural village of Colinsburgh boasts a host of amenities including shop, village hall, inn, petrol station, primary school, and Charleton Estate golf course and riding stables is situated just on the outskirts of the village. It is well positioned close to the coastal towns of Elie and St Monans and within easy drive of other East Neuk villages such as Lower Largo, Lundin Links, Pittenweem and Anstruther. Kilconquhar with its famous Kirk, picturesque Loch and Castle Estate is only one mile away and larger centres such as St Andrews, Cupar and Leven are also within easy travelling distance.

The property benefits from gas fired central heating throughout and has sash and case windows with some of the windows having secondary glazing. There are views from the upper bedroom windows toward Kilconquhar and to the Forth of Firth beyond.

A hardwood front door leads into a vestibule and from here a glazed door opens to painted stone stairs leading up to the first floor landing. Before reaching the top of these stairs a part glazed door leads out to the back garden. Wooden flooring extends through the hall to the kitchen, lounge and bedroom one. The bright and spacious lounge is situated to the front of the property with two large windows overlooking Main Street and features a large cast iron fireplace with timber surround and two shelved alcoves with cupboard space under. The kitchen is situated to the side of the property with a window overlooking North Wynd and is fitted with floor and wall storage units. The freestanding washing machine, fridge freezer and electric cooker are all included in the sale. Also located on this level are bedroom one and the shower room. Bedroom one is a double room which is situated to the front of the property with a large window bringing in masses of natural light. The modern shower room is equipped with w.c, sink and shower cubicle. The walls are partially tiled and it features a Velux window.

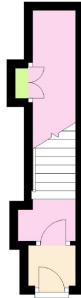
A timber staircase leads from the lounge to the second floor. On the landing is access to the attic and an airing cupboard which houses the central heating boiler. Both bedrooms are large double room with dormer windows to the front and built in storage cupboards. Both rooms have access to the eaves.

To the rear of the building is a fully enclosed garden, accessed via external stairs from the rear door, and with a gate opening to the rear with access off North Wynd. It is mainly chipped for ease of maintenance, with well stocked borders to decorate.

ROOM SIZES		INCLUDED	VIEWING
Lounge	3.80m x 5.22m (12'6" x 17'2")	All carpets and floor coverings	By Appointment Through Our St Andrews Office
Kitchen	2.21m 3.86m (7'3" 12'8")	Curtains and blinds	Telephone
Shower Room	1.11m x 2.88m (3'8" x 9'5")	Freestanding fridge/freezer, washing machine and gas oven	01334 477700
Bedroom 1	2.96m x 4.35m (9'9" x 14'3")	Furniture as seen	COUNCIL TAX BAND A
Bedroom 2	3.92m x 3.64m (12'10" x 11'11")		EPC RATING D
Bedroom 3	2.93m 3.82m (9'7" 12'6")	SERVICES	FLOOR AREA 76sq m
		Gas	
		Water	
		Electricity	
		Drainage	



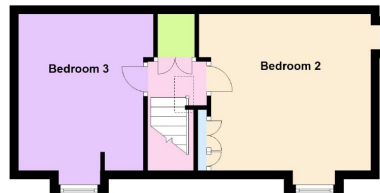
Ground Floor



First Floor, demonstrative only



Second Floor, demonstrative only



ROLLOS

solicitors & estate agents

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