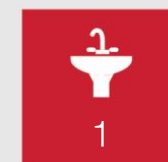
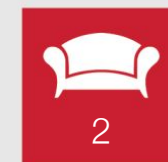




Thorntons
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22 Main Street

Colinsburgh, Fife, KY9 1LR





Property Summary

Set on Main Street in the heart of Colinsburgh, this end-terraced home boasts a leafy rear garden and an abundance of windows, creating a naturally bright and inviting feel throughout. The garden provides a peaceful outdoor retreat, ideal for relaxing, entertaining and gardening, while court yard grounds allow access and on-street parking add convenience. Arranged over three floors, the property offers generous, flexible accommodation with excellent scope for cosmetic enhancement. Traditional sash-and-case windows add character, while the bright dual-aspect top-floor living room enjoys plenty of natural light and an elevated outlook. Two bedrooms, bathroom, snug/dining kitchen and three useful basement rooms complete the home. Ideally positioned for exploring the East Neuk coastline, Colinsburgh places the picturesque villages of St Monans, Pittenweem, and Anstruther within easy reach, with St Andrews also readily accessible. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- End-terraced house in central Colinsburgh
- Arranged over three floors
- Excellent scope for cosmetic upgrades
- Welcoming vestibule and hall
- Spacious snug/dining kitchen
- Bright dual-aspect top-floor living room with fireplace
- Two comfortable bedrooms
- Four-piece bathroom
- Three useful basement rooms
- Private leafy rear and court yard access
- Unrestricted on-street parking
- Gas central heating
- Sash and case windows

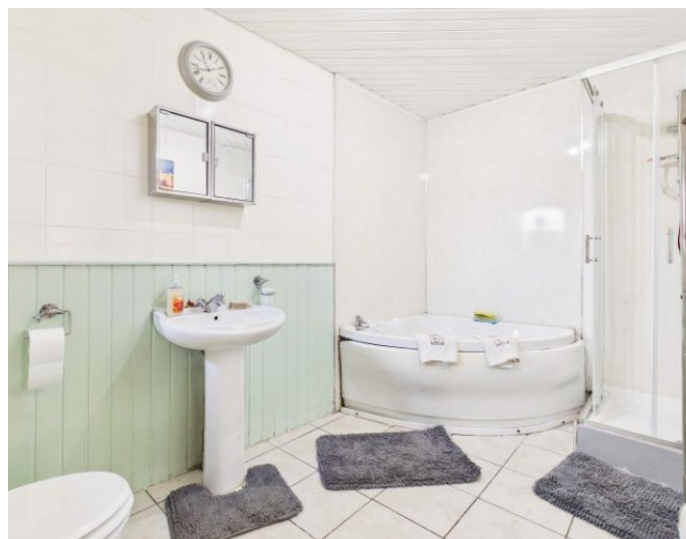








[Click here to take a virtual tour](#)





Colinsburgh, Fife

Set within the picturesque East Neuk of Fife, the village of Colinsburgh offers a peaceful rural setting with convenient access to the surrounding coastline and countryside. The village has a strong community feel and provides everyday amenities including a local shop, primary school, village hall and church, while nearby communities provide a wider choice of shops, cafés, restaurants and essential services. The surrounding area is particularly appealing to those who enjoy the outdoors, with scenic walking, running and cycling routes throughout the East Neuk and easy access to the Fife Coastal Path.

The beautiful coastal villages of Elie, St Monans, Pittenweem and Crail are all within easy reach, offering picturesque harbours, beaches, galleries, cafés and independent shops. Elie is particularly popular for its sandy beach and watersports, as well as its tennis and golf clubs. Nearby Anstruther provides a broader range of everyday amenities, including a supermarket, Post Office, medical centre, pharmacies, hairdressers and a variety of cafés, restaurants and pubs. Its historic harbour is also the departure point for sightseeing and wildlife boat trips to the Isle of May, renowned for its puffin colony.

Golfers are exceptionally well served, with numerous courses across the East Neuk and wider Fife, while the university town of St Andrews, with its renowned golf, shopping, restaurants and leisure facilities, is approximately 20 minutes' drive away. Edinburgh is also accessible by road, making Colinsburgh an appealing choice for those seeking a quieter village lifestyle without losing convenient links to larger towns and cities.



Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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