



37 Main Street, Colinsburgh, KY9 1LR

Offers Over £285,000



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Rollos are delighted to offer to the market this charming, well-presented, C Listed villa situated within a Conservation area in the pleasant village of Colinsburgh, which has a range of amenities including primary schooling, nature walks and shop. Nearby villages of Elie, Anstruther and Pittenweem offer a wider range of amenities with St Andrews, located 11 miles away, offering excellent golf facilities.

The accommodation is formed over two levels comprising on the ground floor; entrance vestibule which in turn connects to the main reception hall with spindle balustrade stair to the first floor, lounge, open plan kitchen / diner, sun room, study / bedroom five and shower room. The lounge has a feature fireplace, working shutters and decorative ceiling roses. The impressive bespoke kitchen has a recess bar area, freestanding range style cooker, which will be included in the marketing price, built-in appliances (wine fridge, fridge/freezer and dishwasher) and floor and wall mounted units with marble worktops. A door leads out to the sun room. The sun room overlooks the rear

garden and opens out to the patio seating area. The study has bespoke, built-in desk with storage units and may be utilised as a fifth bedroom (single). The modern shower room suite consists of WC, wash hand basin with vanity unit below and shower cubicle. The first floor accommodation comprises; four double bedrooms and bathroom. The bedrooms to the rear enjoy views over neighbouring countryside. The bathroom suite consists of WC, wash hand basin and roll top bath.

The property benefits from gas fired central heating.

Externally the enclosed garden to the rear has a charming patio seating area is predominantly laid with lawn.

Rollos highly recommend an early inspection to appreciate the accommodation on offer.





- End terraced villa
- C Listed
- In Conservation area
- Lounge & Sun room
- Open plan Kitchen / diner
- Four double bedrooms
- Study / Bedroom five
- Bathroom & Shower room
- Gas fired central heating
- Enclosed garden to the rear

INCLUDED

All fitted carpets, fitted floor coverings, integrated appliances in the kitchen and range style cooker will be included in the marketing price.

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

VIEWING

By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

COUNCIL TAX BAND E

EPC RATING: D

FLOOR AREA: 1765.28 SQ FT





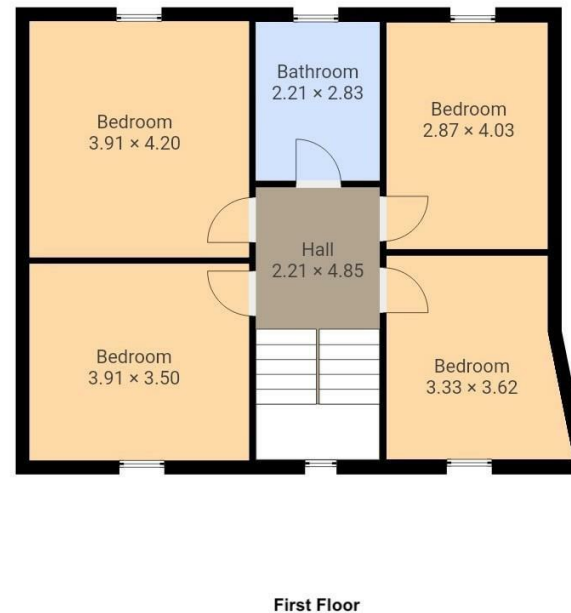
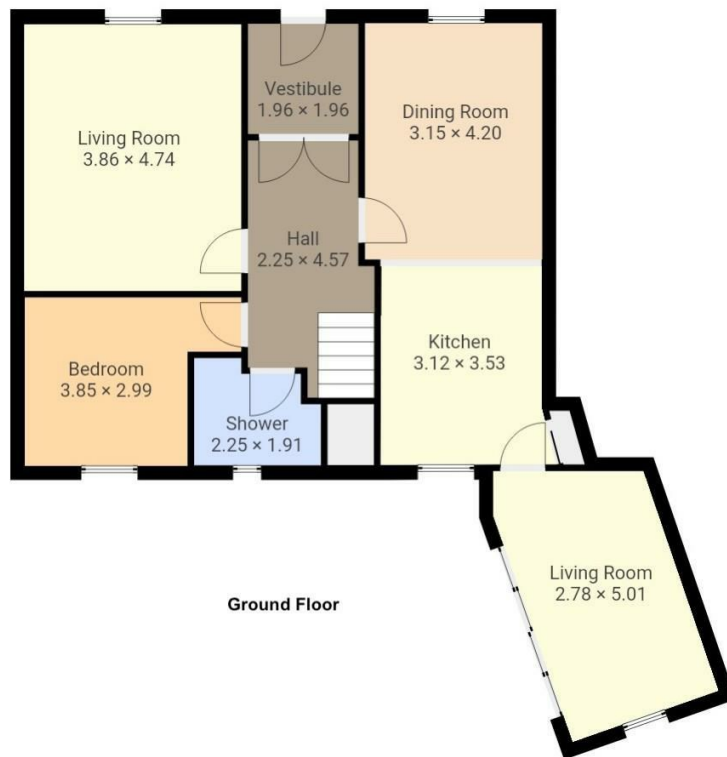


Room Sizes

Approximate measurements

| | |
|-------------------|-----------------|
| Lounge | 12'7" x 15'6" |
| Dining Room | 10'4" x 13'9" |
| Kitchen | 10'2" x 11'6" |
| Sun Room | 9'1" x 16'5" |
| Bedroom 5 / Study | 12'7" x 9'9" |
| Bedroom | 12'9" x 13'9" |
| Bedroom | 12'9" x 11'5" |
| Bedroom | 10'11" x 11'10" |
| Bedroom | 9'4" x 13'2" |
| Bathroom | 7'3" x 9'3" |
| Shower Room | 7'4" x 6'3" |





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We are pleased to offer a **free valuation and quotation** without any obligation.

Contact our Property Department at any of our offices.