first for homes

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Contact Allan England's Team

01592 752 944



Nether Rires, Leven

Offers over £357,500

Nether Rires, Leven

Stunning Spacious 4 Bedroom Detached Family Villa With Fantastic Countryside Views, Built in 2025, Still Under NHBC Warranty, Single Garage & 2/3 Car Driveway, Extensive Garden Grounds, Nestled In The Heart Of The East Neuk, Colinsburgh - One of Fife's Best-Kept Secrets!

Allan England's award winning team at first for homes are proud to welcome to the market this stunning, bright and spacious 4-bedroom Detached Family Villa situated within the charming Village of Colinsburgh in the East Neuk of Fife. This rarely available home is ideal for families who enjoy the quieter life and offers versatile living space for all to enjoy. The ground floor comprises: entrance hallway, spacious family lounge, beautiful open-plan kitchen/diner with integrated appliances and double patio doors to an extensive rear garden, convenient utility room and cloaks/WC. The upper level offers a luxury master bedroom with en-suite shower room and walk-in wardrobes, 3 further generous double bedrooms with built-in storage and 2 with stunning countryside views. The upper level is complete with a modern family bathroom. Externally, there are extensive gardens grounds to the rear. The front offers a 2/3 car driveway with space to extend subject to planning, an electric charging port and external water tap. Single Garage. Early viewing is highly advised to fully appreciate all this beautiful family home has to offer. Properties in this area are in high demand. Don't miss out.

HOME REPORT - £360,000
EPC RATING - B
COUNCIL TAX BAND - E

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SITUATION - Colinsburgh is a linear conservation village in the East Neuk of Fife, Scotland, located about two miles inland from Elie and 10 miles south of St Andrews. Nestled in the heart of East Neuk, Colinsburgh is one of Fife's best-kept secrets. Surrounded by peaceful countryside, charming coastal villages and dramatic shorelines, this quaint village offers a lifestyle that beautifully balances tranquillity with outdoor adventure. With excellent transport routes including Leven train station just 17 min drive away this is the perfect location.

INFORMATION - These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurements to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.











SITUATION - Colinsburgh

ENTRANCE HALLWAY

LOUNGE 15'8" x 10'9" (approx) (4.78m x 3.30m (approx))

OPEN PLAN KITCHEN/DINER
22'11" x 15'3" (approx) (7.0m x 4.65m (approx))

UTILITY ROOM 9'2" x 5'10" (approx) (2.81m x 1.80m (approx))

CLOAKS/WC

STAIRS TO UPPER LEVEL

BEDROOM 1 12'9" x 10'9" (approx) (3.90m x 3.30m (approx))

EN-SUITE SHOWER ROOM
7'5" x 6'2" (approx) (2.28m x 1.90m (approx))

BEDROOM 2 12'9" x 10'1" (approx) (3.90m x 3.08m (approx))

BEDROOM 3 10'6" x 10'8" (approx) (3.21m x 3.27m (approx))

BEDROOM 4 10'0" x 9'7" (approx) (3.07m x 2.94m (approx))

FAMILY BATHROOM
9'7" x 7'10" (approx) (2.93m x 2.41m (approx))

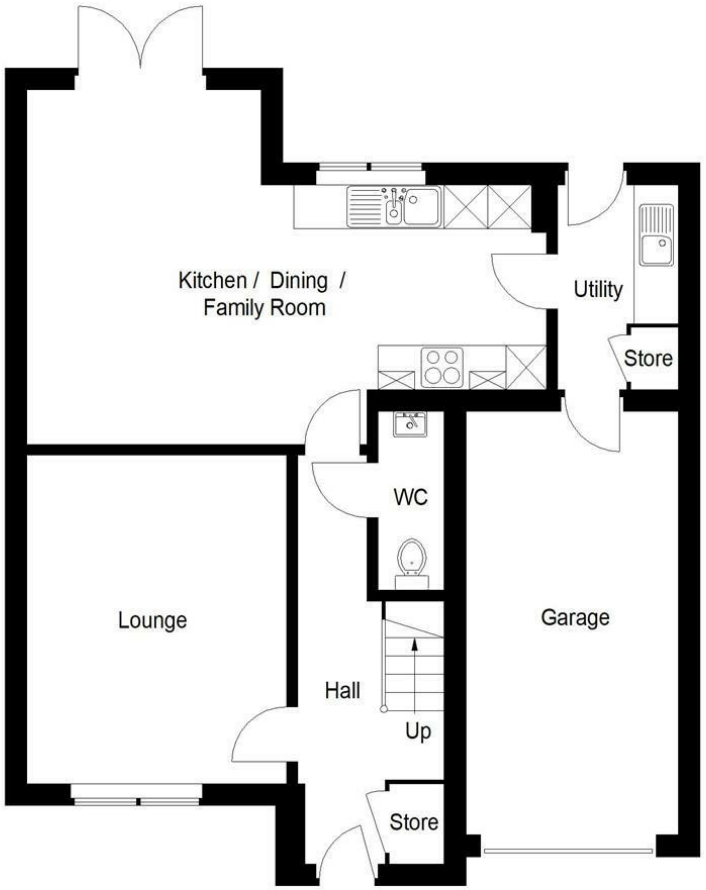
2/3 CAR DRIVEWAY

FRONT & REAR GARDENS

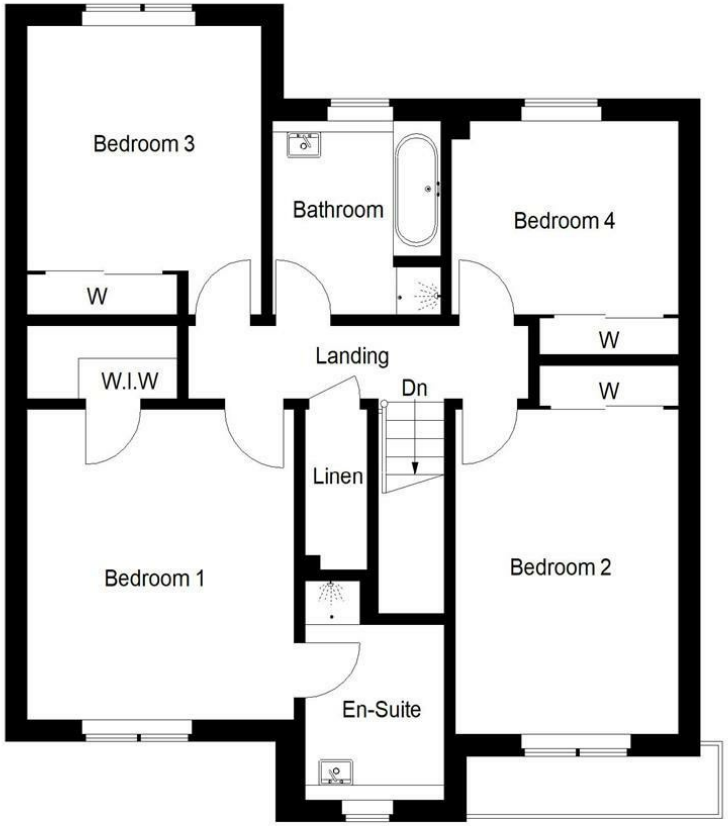
SINGLE GARAGE
20'4" x 9'10" (approx) (6.22m x 3.01m (approx))







Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1346047)

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