

SOLICITORS - ESTATE AGENTS

**FT & DC
WALLACE**

**14 Main Street
Colinsburgh**

Offers Around £95,000



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Consultant: Michael F. Wallace MALLB

Licensed by the Law Society of Scotland to conduct incidental Financial Business

General Description

A traditionally built two bedroom ground-floor flat with gas central heating and part double glazing in the small, rural village of Colinsburgh. The property would benefit from some updating but offers an opportunity to maximise on original features. Local amenities include a convenience store, village inn, petrol station, Town Hall, primary school (with secondary education available in Anstruther and St Andrews). A wider range of amenities are available nearby in Anstruther, St Andrews and Leven. Colinsburgh is in a good position to access most major towns in Fife and beyond.

Entrance to the property is from the Main Street via a timber door. The vestibule, with original victorian inset floor tiling, leads via a glass panelled door into the carpeted hallway.

Hallway **7m x 1.52m (23' x 5'5")**

The spacious hallway boasts original oak skirting, facings and doors and provides access to the bedrooms, lounge, bathroom and dining room. A large cupboard in the hallway offers generous storage and houses the electricity meter. Original cornicing. Radiator. Smoke alarms.

Lounge **4.39m x 4.18m (14'4"x 13'7")**

A bright room with windows to the front of the property. Original fireplace with electric fire and wooden surround placed over it. Recessed and shelved storage/display cupboard with a semi-glazed door. Further storage cupboard with wooden door. Carpets. Radiator.



Dining Room **4.53m x 3.37m (14'9"x 11')**

Flexible room with window to the side of property and providing access to the kitchen. Cupboard housing water tanks. Carpets. Radiator.

Kitchen **4.57m x 1.93m (15' x 6'4")**

Large window to the rear of the property flood the kitchen with light. Units in a timber veneer combined with white with formica worktops. Linoleum flooring. Radiator. Half-glazed door providing access to rear of property.

Bathroom **3.18m x 1.79m (10'4"x 5'9")**

Original timber door with frosted glass panel leads to bathroom. Three-piece white bathroom suite consisting of a cast iron bath with overhead shower, w.c. and wash hand basin. Tiling around bath. Linoleum flooring. Two generously sized storage cupboards. Radiator.

Bedroom 1 **4.54m x 3.59m (14'9"x 11'6")**

A spacious, airy double bedroom. Double window to front of property. Original cornicing, skirting, and door. Two storage presses with wooden doors. Carpeted. Radiator.

Bedroom 2 **4.08m x 3.53m (13'4"x 11'7")**

Tranquil room with window to rear of the property offering views of the garden. Original features. Carpets. Radiator.

Exterior

A path leads from the front of the property round to rear garden area and coal cellar with shared wash-house. Stone steps lead to the main garden area which is laid mainly to grass with established, colourful borders. Small trees and other shrubs complement this country garden. Greenhouse. Views from garden out to Balcarres Estate.



Extras

The curtains, carpets and light fittings are included in the sale. The greenhouse is also included.

Council Tax

The property is in Council Tax Band B for the year 2009/2010.

Viewing

Please contact FT & DC Wallace to arrange a viewing. Tel: 01333 423804.

THE PROPERTY MISDESCRIPTIONS ACT 1991

1. The particulars have been prepared with care and approved by our vendors as correct. They are however only intended as a guide to the property, with measurements being approximate and usually referring to maximum dimensions.
2. It is important that your solicitor informs this office of your interest, otherwise the property may be sold without prior notice.
3. The vendors are not bound to accept the highest or any other offer.