



**Thorntons**   
The right way to move

## 3 Main Street

Colinsburgh, Fife, KY9 1LP



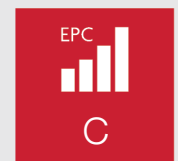
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## Summary

This two-bedroom mid-terraced house in Colinsburgh is well-presented, having recently undergone renovation and upgrades, and offers an ideal home for first-time buyers, small families, professionals, couples, and rental investors alike. The house is accompanied by front and rear gardens, benefits from access to unrestricted on-street parking, and is situated next to a children's playpark, as well as being within easy reach of Colinsburgh's amenities. These include convenience stores, a primary school, a town hall, a community garden, a library, and transport links.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Mid-terraced house in Colinsburgh
- Well-presented, light-filled interiors
- Entrance hall with under-stair storage
- Generous, dual-aspect living/dining room with fireplace
- Kitchen with adjoining sunroom/breakfast room
- Two double bedrooms with excellent built-in storage
- Bathroom with shower-over-bath and underfloor heating
- Low-maintenance front garden
- Good-sized, well-maintained rear garden
- Unrestricted on-street parking
- Electric heating (with Hive controls) and double glazing



"This two-bedroom mid-terraced house is well-presented and has recently undergone renovation and upgrades."











"The house is accompanied by good-sized gardens and lies close to Colinsburgh's amenities."



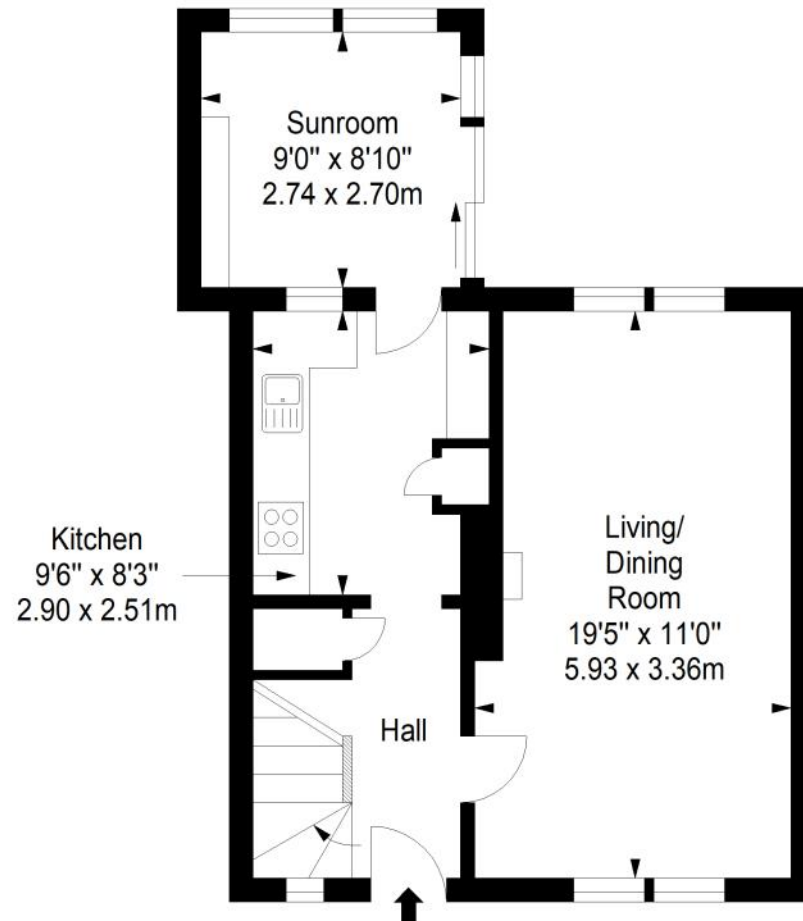




# Floorplan

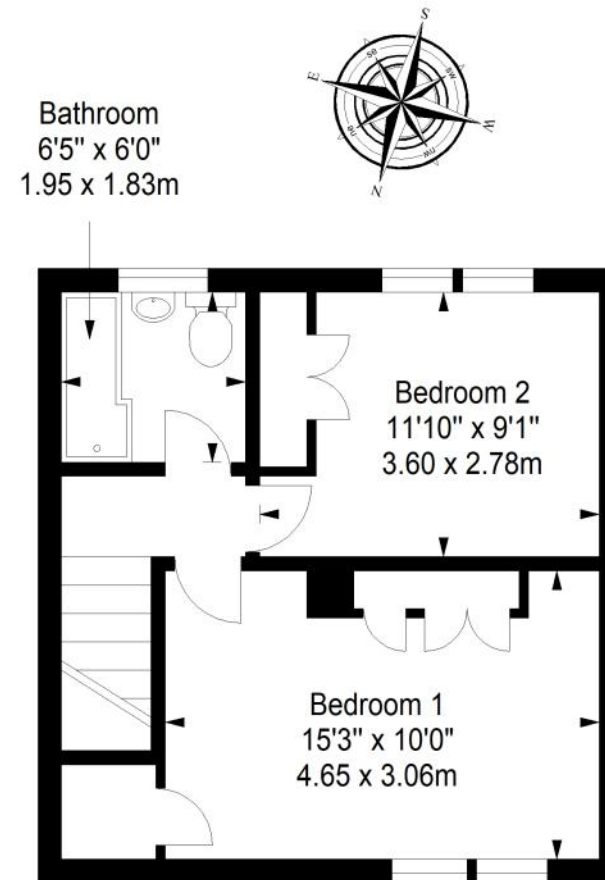
## Ground Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



## First Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 76.4 sq. metres (822.4 sq. feet)



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