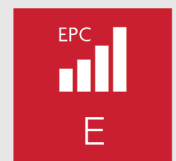
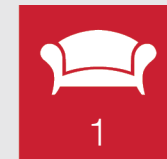




**Thorntons**   
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61 Main Street,  
Colinsburgh

Fife, KY9 1LS







## Summary

This main-door flat forms part of a characterful traditional building in Colinsburgh and offers two bedrooms, a reception room, a kitchen, and a bathroom, plus a private garden area and access to unrestricted on-street parking. The flat and its location, close to village amenities and the surrounding countryside, are sure to appeal to first-time buyers, professionals, couples, young families, and those seeking a rental/holiday investment or second home.

Extras: all window coverings, light fittings, and integrated and freestanding kitchen appliances (except the dishwasher) will be included in the sale.

## Features

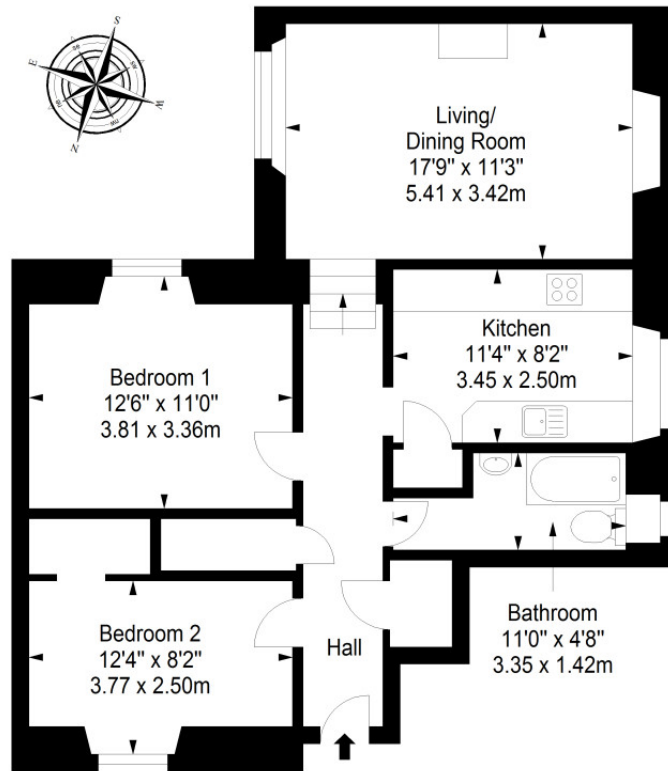
- Main-door flat in Colinsburgh
- Part of a characterful traditional building
- Entrance hall with storage
- Good-sized living/dining room
- Spacious kitchen
- Two bedrooms (one with storage)
- Bathroom with shower-over-bath
- Gas central heating system
- Traditional sash-and-case windows
- Private garden area
- Unrestricted on-street parking





# Floorplan

Ground Floor  
Approx. 68.3 sq. metres (735.2 sq. feet)



Total area: approx. 68.3 sq. metres (735.2 sq. feet)

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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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



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