

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



COLINSBURGH PARISH CHURCH,  
MAIN STREET, COLINSBURGH,  
LEVEN, KY9 1LS



**OFFERS AROUND £50,000**

#### DESCRIPTION

Detached single storey church in the village of Colinsburgh built in 1843. This is a traditional stone built church, with a pitched and slated roof. Church is entered via timber doors leading to an entrance vestibule, which allows access to the main church area, a side store and a first floor seated gallery. An extension was built at the rear of the church containing a kitchen area, church hall and WC.

#### LOCATION

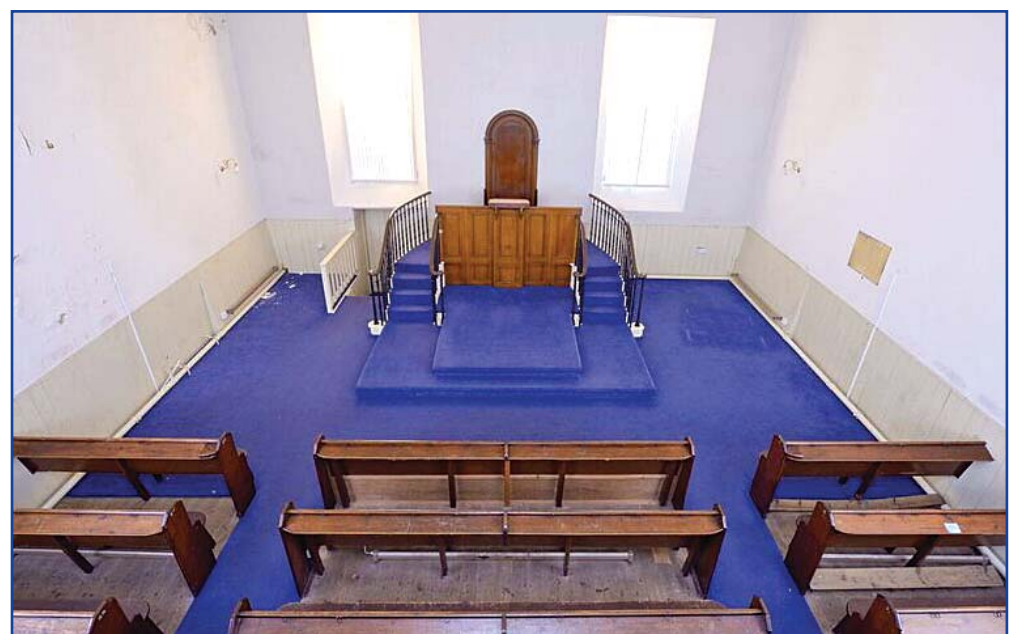
Colinsburgh is a linear village which is host to a primary school, town hall, local shop with post office facilities, pub and petrol garage. Secondary schooling can be found at Waid Academy in Anstruther. Further amenities can be found in the nearby towns of Anstruther, Leven and St Andrews.

Local leisure facilities are available at Charleton Golf Club and in nearby Elie where there are tennis courts, a bowling green, 9-hole and 18-hole golf courses and watersports. Elie has a Blue Flag beach and a range of local shops.

Surrounded by scenic countryside, Colinsburgh is an excellent location for commuters, being within reasonable drive of Glenrothes, Kirkcaldy, Cupar and Dundee.

#### SERVICES

The Church is served by mains supplied electricity, water and drainage. Space heating is provided via electric storage heaters. Timber casement single glazed windows throughout. The clock mechanism in the property is currently maintained by Fife Council.







### **FIXTURES AND FITTINGS**

The Sellers reserve the right to remove the ecclesiastical fixtures, fittings and items. The Sellers will exercise reasonable care in the removal of these reserved items but will not be bound to make good any damage resulting from such removal.

### **PLANNING**

The property is C\* listed and falls within Class 10 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and could, in addition to the current use, be used without the necessity of obtaining planning permission for change of use, as a crèche, day nursery, day centre, educational establishment, museum, or public library. The property may be suitable for redevelopment for residential use subject to the necessary consents being obtained. Interested parties are advised in this respect to satisfy themselves as to the position as no warranty is given by the Seller as to this. Any interested parties are invited to discuss their proposals with the Planning Department of Fife Council at 03451 555555.

\*Historic Scotland Reference: LB8558

### **EPC RATING**

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### **ENTRY**

Negotiable.

### **VIEWING**

By appointment, through the Church of Scotland Law Department on 0131 240 2263.

### **OFFERS**

Offers around £50,000 are invited. Offers should be submitted in writing, through a Scottish solicitor, to:-

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Church of Scotland Law Department  
121 George Street  
Edinburgh EH2 4YN  
Telephone 0131-240 2263 Fax 0131-240 2246  
E-mail: [properties@cofscotland.org.uk](mailto:properties@cofscotland.org.uk)

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It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

This and our other properties for sale can be viewed at [www.cofsproperties.org.uk](http://www.cofsproperties.org.uk)

The Church of Scotland General Trustees Scottish Charity Number – SC014574.