



14 Main Street, Guardbridge, KY16 0UG

Offers Over £175,000







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**OFFERS OVER**  
**£175,000**

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Rollos are delighted to offer to the market this immaculately presented, ground floor apartment situated within the popular village of Guardbridge, close to the Eden University Campus and good local amenities. The historic town of St Andrews, with world class facilities, is within a short travelling distance with regular bus services available and a pleasant cycle path connecting. The garden areas to the rear of the property offers beautiful scenic views over the Eden Estuary and the nearby Eden Campus miniature forest provides a pleasant walk.

The fully refurbished accommodation is finished to a high standard throughout and is formed over one level comprising: main reception hallway, lounge, kitchen, two bedrooms and shower room. The lounge has a recessed dining area, useful walk-in cupboard and views over the rear garden. The contemporary, bespoke kitchen has a built-in appliances induction hob, double oven, dishwasher, fridge and freezer and floor and wall mounted units with complementary worksurfaces. Both bedrooms are doubles and are positioned to the front of the property and have

bespoke shutter blinds. The modern shower room suite consists of WC, wash hand basin with vanity unit below and shower cubicle.

The property benefits from gas-fired central heating and double glazing.

Externally, the garden to the front is laid with low maintenance chips, which the present owner uses for off-street parking for one car. To the side of the property are two refurbished, brick-built store sheds. To the rear there is a charming decked seating area accessed directly from the back door, which in turn leads to a low maintenance chipped area with rockery. Steps lead to a communal area of lawn with private shed and a decked seating area, which fully benefits from the views over the Eden Estuary.

Rollos highly recommend an early inspection to appreciate the accommodation and condition on offer.





- Ground floor apartment
- Lounge with dining area
- Kitchen
- Two double bedrooms
- Shower room
- GFCH & DG
- Chipped area to front
- Decking & communal garden to rear

## INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price.

## SERVICES

Mains water, drainage, gas and electricity are connected to the property.

## VIEWING

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND B**

**EPC RATING: D**

**FLOOR AREA: 710.42 SQ FT**











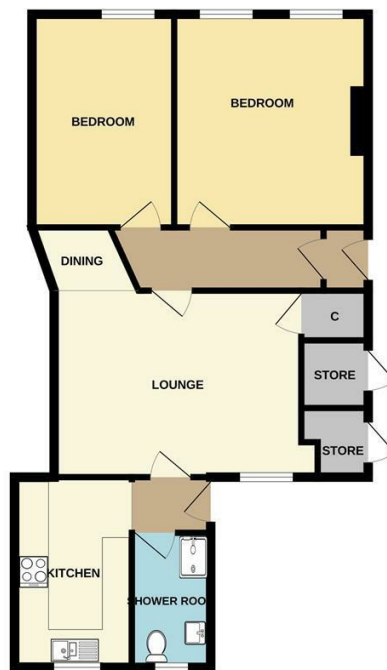


## Room Sizes

*Approximate measurements*

|             |                |
|-------------|----------------|
| Lounge      | 13'11" x 12'1" |
| Kitchen     | 7'2" x 11'11"  |
| Bedroom     | 8'10" x 13'3"  |
| Bedroom     | 12'1" x 14'0"  |
| Shower Room | 4'11" x 8'4"   |





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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without any obligation.

Contact our Property Department  
at any of our offices.

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