



49 Cupar Road, Guardbridge, KY16 0UA  
Offers Over £165,000







# 49 Cupar Road Guardbridge KY16 0UA

**OFFERS OVER**  
**£165,000**

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49 Cupar Road is a spacious and well-presented first and attic floor maisonette with its own private entrance, located in the popular village of Guardbridge. The property is conveniently situated close to the Eden University Campus and a range of local amenities. The historic town of St Andrews, with world class facilities, is a short journey away with regular bus services and a pleasant cycle path linking the two. Leuchars train station is also within easy reach.

Accessed via a private ground floor entrance hall, stairs lead to the first-floor accommodation, which comprises a bright and flexible layout including a lounge, kitchen, two double bedrooms and a bathroom. The lounge enjoys a dual aspect and a charming recess. The kitchen is fitted with an integrated hob and oven, space for freestanding appliances, a breakfast bar and floor and wall-mounted units with complementary work surfaces. A rear-facing window offers lovely views over the neighbouring countryside. Both double bedrooms on this level benefit from built-in storage.

A further staircase leads to the attic bedroom, which features Velux windows, a character fireplace, and the flexibility to be used as an additional public room if so desired.

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

Externally, the enclosed garden to the rear has a patio seating area and lawn with scenic views over nearby fields.

Rollos recommend an early inspection to fully appreciate the accommodation on offer.





- First & attic floor maisonette
- Lounge
- Kitchen
- Three bedrooms
- Bathroom
- GFCH & DG
- Garden to rear
- External store cupboard

### 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: 1087.15 SQ FT**













## Room Sizes

*Approximate measurements*

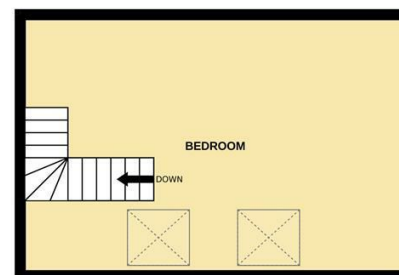
Lounge	13'6" x 12'8"
Kitchen	13'7" x 10'4"
Bedroom	12'2" x 10'2"
Bedroom	14'0" x 12'9"
Bedroom	20'8" x 14'0"
Bathroom	9'1" x 4'9"



FIRST FLOOR



ATTIC FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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#### CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

#### ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

#### ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

#### GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

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at any of our offices.

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