



22 River Terrace, Guardbridge, KY16 0XA

Offers Over £225,000



# 22 River Terrace Guardbridge KY16 0XA

**OFFERS OVER**  
**£225,000**

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Rollos are pleased to offer to the market this well-presented, semi-detached villa, pleasantly situated within a popular residential area close to the Eden University Campus, countryside walks 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 them. Leuchars main line train station is also located nearby.

The bright accommodation is formed over three levels comprising on the ground floor: entrance hall, lounge and open plan kitchen / diner. The lounge overlooks the front garden and has a feature fireplace. Sliding glazed doors connect to the kitchen / diner. The kitchen has an integrated hob, oven, fridge, freezer, dishwasher and washer drier and floor and wall mounted units with glass display cabinets and complimentary work surfaces. The first floor accommodation comprises: two large double bedrooms and bathroom. The master bedroom has built-in wardrobes and a cupboard. The second double bedroom also has built-in double wardrobes. The

modern bathroom suite consists of WC, wash hand basin with vanity unit below and bath with shower over. Stairs from the upper landing leads to the third bedroom on the second floor. This bedroom has twin Velux windows providing excellent natural light and pleasant views. The property is tastefully decorated throughout.

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

Externally, there is a shared chipped driveway to the side. To the front, the garden has an array of established plantings. The impressive, well maintained, enclosed garden to the rear has two areas of manicured lawn, a patio and charming decked seating areas bordered by various mature plants, trees and shrubberies. There is also an integral external store to the side of the property.

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





- Semi-detached villa
- Lounge
- Open plan kitchen / diner
- Three bedrooms
- Bathroom
- GFCH & DG
- Established gardens to front & rear
- Shared driveway & Integral external store

### **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 C**

**EPC RATING: C**

**FLOOR AREA: 1065.63 SQ FT**







## Room Sizes

*Approximate measurements*

Lounge	13'2" x 13'9"
Kitchen	7'10" x 13'8"
Diner	10'3" x 13'8"
Bedroom	13'0" x 11'6"
Bedroom	9'9" x 13'6"
Bedroom	8'1" x 8'10"
Bathroom	6'7" x 7'2"
External Store	4'11" x 3'2"



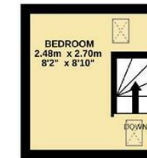
GROUND FLOOR



1ST 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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without any obligation.

Contact our Property Department  
at any of our offices.

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