



35 Cupar Road, Guardbridge – KY16 0UA

St. Andrews

Offers Over £139,995





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35 Cupar Road

Guardbridge, St. Andrews

Spacious ground floor flat with 2 double bedrooms, lounge/diner, modern kitchen and shower room, gardens front and rear, cellar, sheds. Great location near amenities. EPC C. Home Report £140,000.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- MAIN DOOR GROUND FLOOR COTTAGE STYLE FLAT
- TWO DOUBLE BEDROOMS
- BRIGHT LOUNGE/ DINER
- FITTED KITCHEN
- MODERN SHOWER-ROOM/WC
- GENEROUS FRONT/ REAR GARDENS
- PERFECT STARTER HOME/ RETIREMENT/ 2ND HOME
- VIEW NOW!
- SOUGHT AFTER LOCATION



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GARDEN





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A			
(81-91) B			
(69-80) C			
(55-68) D	69	69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B			
(69-80) C	69	69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

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