



6 Main Street, Guardbridge, KY16 0UG

Offers Over £260,000



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OFFERS OVER
£260,000

Number six is a detached family home with an extensive garden, stretching towards the Eden Estuary, and off-street parking for several cars. Set in the popular village of Guardbridge, close to the Eden Campus and local amenities, the property offers excellent potential. The historic town of St Andrews, with its world class facilities, is within easy travelling distance with regular bus services and a pleasant cycle path nearby.

The bright accommodation is formed over two levels and offers flexible living space. The ground floor comprises: vestibule, hallway, lounge, sitting room / bedroom 5, dining room, kitchen, double bedroom and WC / cloakroom. The lounge features a bay window and shelved recess, while the sitting room / bedroom 5 overlooks the front garden and also includes a shelved recess. The dining room connects to the kitchen via sliding doors. The kitchen has an integrated hob and oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. From here, a door leads out to the rear garden. The double bedroom enjoys views

over the rear garden towards the Estuary. The first floor comprises: an upper hall with three built-in cupboards, three generous double bedrooms, two with built-in cupboards, and a family bathroom. The modern bathroom includes a WC, wash hand basin, and bath with shower attachment.

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

Externally, the front garden has decorative chips with various plantings and extends to the side of the property. To the rear, the off-street parking is accessed via the adjacent modern development bearing left upon entry, with space for several cars. The rear garden is mainly laid to lawn and leads to a further elevated area of lawned garden, which extends to the sea wall.

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





- Detached villa with extensive garden
- Lounge
- Dining room
- Kitchen
- Sitting room / Bedroom 5
- Four further bedrooms
- Family bathroom & W.C.
- GFCH & DG
- Gardens to front, side & rear
- Parking for several cars

INCLUDED

All fitted carpets, fitted floor coverings and integrated appliances in the kitchen 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 E

EPC RATING: C

FLOOR AREA: 1377.78 SQ FT







Room Sizes

Approximate measurements

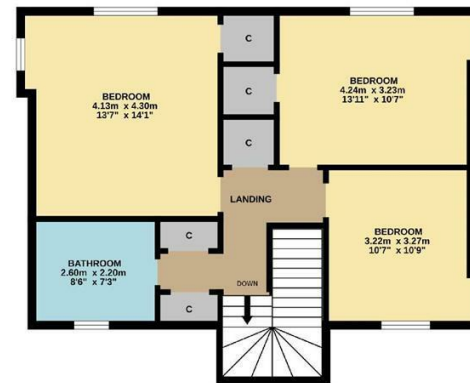
Lounge	12'1" x 15'0"
Dining Room	12'1" x 8'0"
Sitting Room / Bedroom 5	12'1" x 9'7"
Kitchen	10'7" x 9'1"
Bedroom	9'5" x 9'10"
W.C.	8'2" x 4'4"
Bedroom	13'6" x 14'1"
Bedroom	13'10" x 10'7"
Bedroom	10'6" x 10'8"
Bathroom	8'6" x 7'2"



GROUND FLOOR



1ST 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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free valuation and quotation
without any obligation.

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at any of our offices.

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