



60 Innerbridge Street, Guardbridge, KY16 0UZ

Offers Over £144,000







# 60 Innerbridge Street Guardbridge KY16 0UZ

**OFFERS OVER**  
**£144,000**

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Rollos are pleased to offer to the market this immaculately presented, top floor apartment set within a popular residential area of Guardbridge, benefitting from a designated parking bay and private garden area. The village has good local amenities including primary schooling and shops as well as the Eden University Campus. Nearby Leuchars has a mainline train station connecting to Dundee, Edinburgh and beyond. St Andrews offers world class amenities and is within a short travelling distance with a scenic walk or cycle and a regular bus service.

The accommodation is formed over two levels comprising on the first floor: entrance hall with stairs to the top floor. The top floor accommodation comprises: main reception hallway with useful built-in cupboard, lounge, kitchen, two bedrooms and bathroom. The bright lounge has space for separate dining and has partial views of the Eden Estuary. The modern kitchen has an integrated gas hob and electric oven, space for freestanding appliances and floor and wall mounted units with complementary work surfaces. One double bedroom benefits

from built-in storage whilst both double bedrooms offers charming views. The modern bathroom suite consists of WC, wash hand basin and bath with shower over and attractive wet wall surround.

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

Externally, to the rear of the property, there is numbered parking bay. A private garden is also located to the rear positioned to the right of the parking bay, which is laid with decorative low maintenance chips.

Furniture contained within the flat may be left by separate negotiation.

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





- Top floor apartment
- Lounge
- Kitchen
- Two double bedrooms
- Bathroom
- GFCH & DG
- Private garden area
- Designated parking bay

## INCLUDED

All fitted carpets, fitted floor coverings and integrated kitchen appliances will be included in the marketing price. Some furniture may be available by separate negotiation.

## 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 A**

**EPC RATING: C**

**FLOOR AREA: 657.00 SQ FT**













## Room Sizes

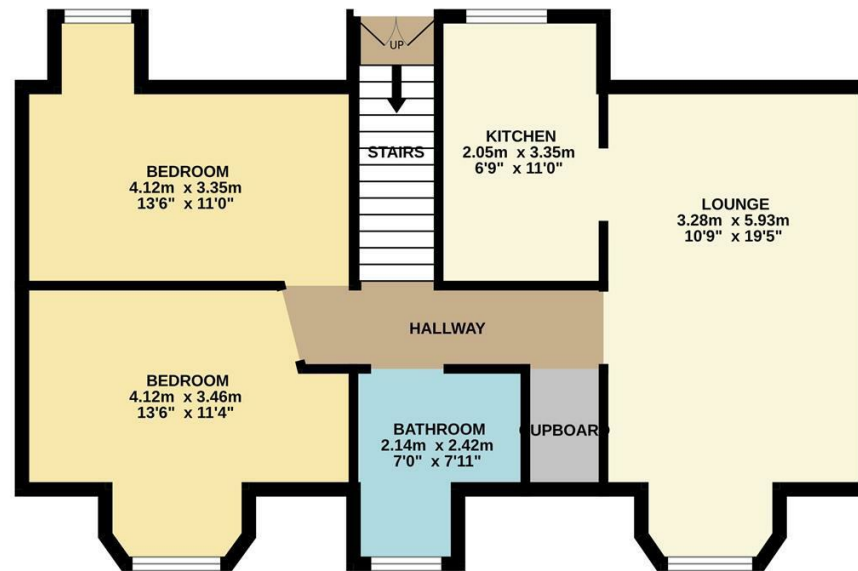
*Approximate measurements*

Lounge	10'9" x 19'5"
Kitchen	6'8" x 11'0"
Bedroom	13'6" x 11'4"
Bedroom	13'6" x 11'0"
Bathroom	7'0" x 7'11"





GROUND FLOOR  
61.0 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA: 61.0 sq.m. (657 sq.ft.) approx.  
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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We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.