



11 Motray Park, Guardbridge, KY16 0XB

Offers Over £185,000



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OFFERS OVER
£185,000

Rollos are pleased to offer to the market this first floor apartment which is set within a popular residential area and enjoys views towards the surrounding countryside. The property benefits from private rear gardens and is conveniently located close to local amenities, including primary schooling and shops. Leuchars mainline train station is within a short travelling distance, while St Andrews, with its wide range of world class facilities, is also easily accessible by bus links and cycle path.

The accommodation opens to an entrance hallway with stairs leading up to the main hallway, which has a useful walk-in store cupboard. The bright interior comprises a lounge, dining kitchen, three bedrooms and bathroom. The lounge has a feature fireplace and a recessed shelving area. The kitchen includes an integrated hob and oven, space for freestanding appliances, pantry cupboard and floor and wall mounted units with complementary work surfaces. All three bedrooms are doubles, with one benefiting from a built-in wardrobe. The bathroom suite includes a WC, wash hand basin and bath with

shower over.

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

The rear garden features an area of lawn with a variety of plants and shrubs, along with a patio seating area.

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





- First floor apartment
- Lounge
- Kitchen
- Three bedrooms
- Bathroom
- Gas-fired central heating
- Double glazing
- Garden to the rear

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

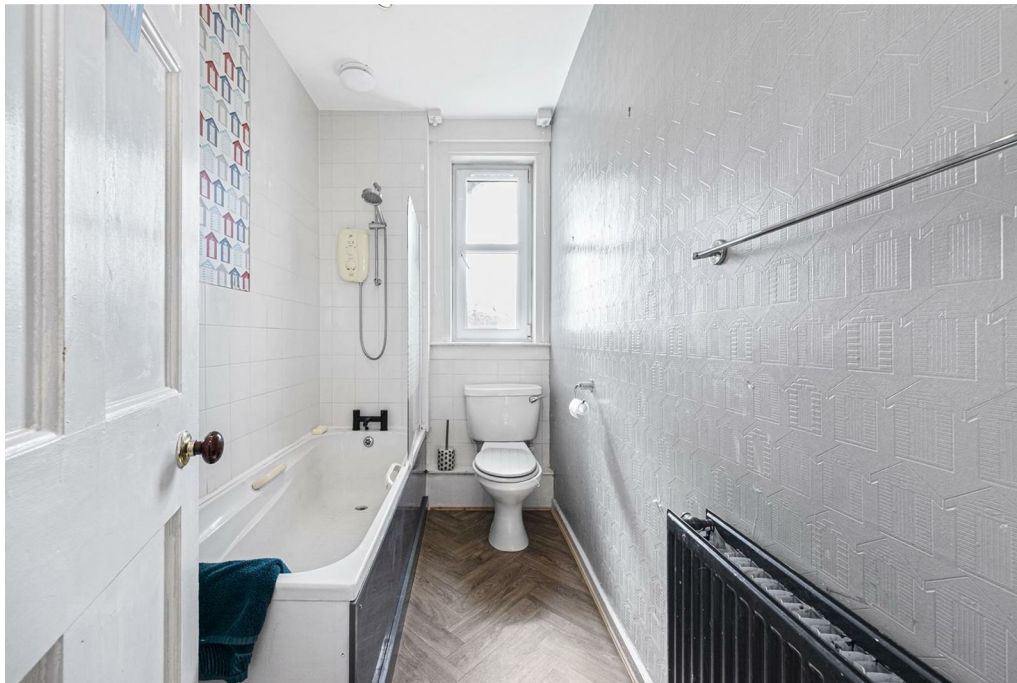
COUNCIL TAX BAND B

EPC RATING: C

FLOOR AREA: 1076.39 SQ FT







Room Sizes

Approximate measurements

Lounge	14'7" x 12'11"
Kitchen	12'11" x 7'3"
Bedroom	13'10" x 12'2"
Bedroom	13'10" x 9'2"
Bedroom	13'10" x 8'7"
Bathroom	8'10" x 5'1"



FIRST FLOOR



While 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 misstatement. 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 is given to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
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