

# 6 Old St Andrews Road

GUARDBRIDGE, ST ANDREWS, FIFE, KY16 0UD



*Beautiful four-bedroom detached home in a peaceful residential setting*



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This stunning four-bedroom detached home in Guardbridge is a must-see for a growing family.

# THE LOUNGE



Step through the main front door into a welcoming inner hallway, which provides access to all ground-floor rooms. At the front, a spacious, bright lounge welcomes you, with natural light pouring in through large windows. There is also room for a dining table, making it perfect for family meals or entertaining guests.

# THE KITCHEN



From here, step into the kitchen-dining area, which offers a wealth of floor and wall units, plus a handy utility room. An integrated door gives access to the garage. The sun room, located at the rear, opens through French doors onto a deck and beautifully landscaped gardens, perfect for al fresco dining.



# THE SUN ROOM





Upstairs, you'll find four generous double bedrooms, two with en-suites, and a luxurious master suite with built-in wardrobes and a stylish en-suite. A fully tiled four-piece family bathroom is also on this level.

# THE BATHROOM



# BEDROOM 1



a luxurious master suite with built-in wardrobes and a stylish en-suite



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4

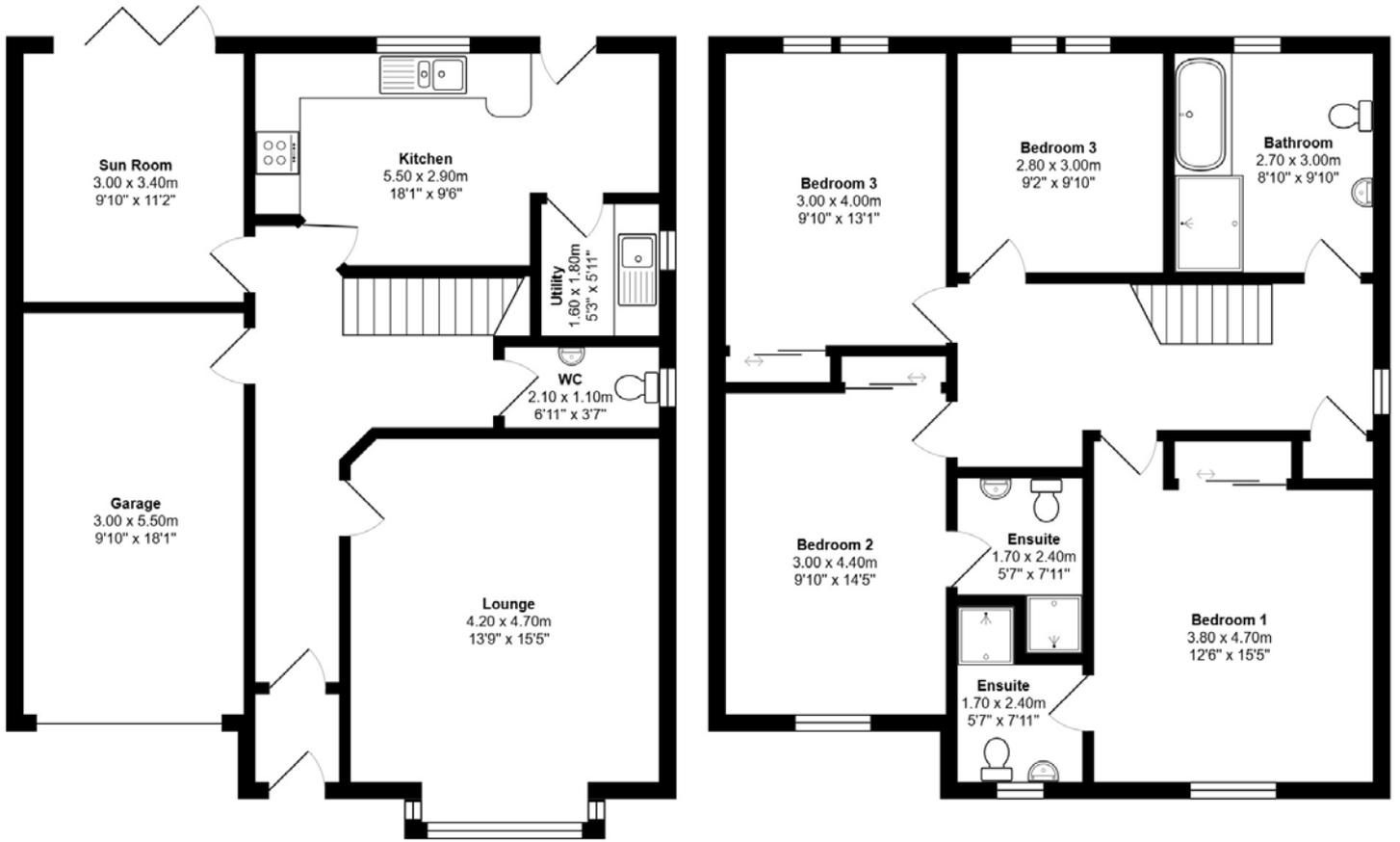


Wraparound gardens offer a peaceful retreat, ideal for relaxing summer evenings. A large driveway provides parking for two vehicles and leads to a single garage. Positioned just on the outskirts of St Andrews, this is a fantastic home in a beautiful setting. A real gem for family life.

# EXTERNALS

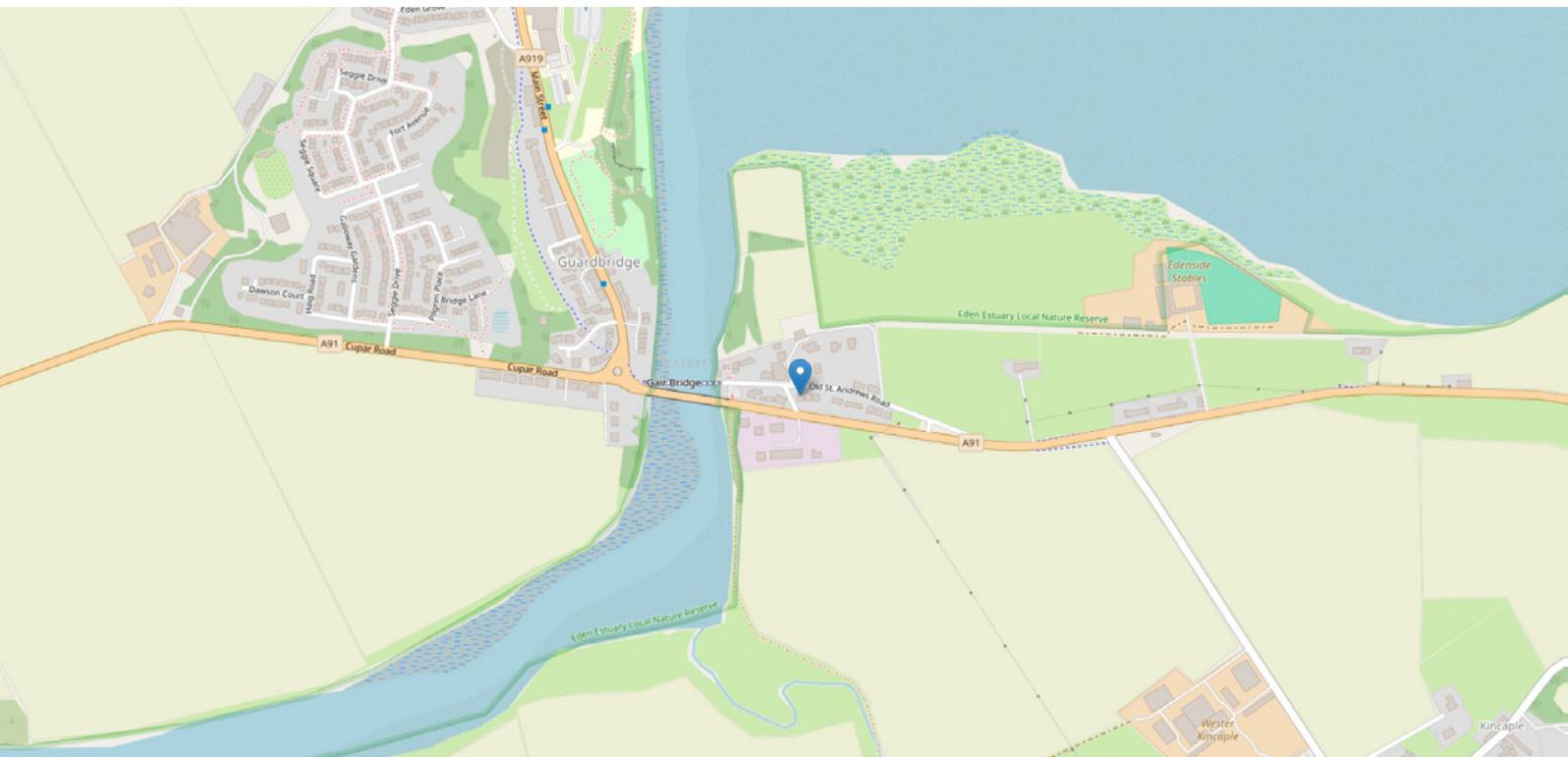


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 143m<sup>2</sup> | EPC Rating: B



# THE LOCATION

Guardbridge is a village in the north-east of Fife, on the east coast of Scotland. It is approximately three miles north-west of St Andrews and is situated on the estuary of the River Eden, at the junction. St Andrews is renowned worldwide as the 'Home of Golf' and known romantically as the meeting place of Kate and Wills. But there is more to it than that. Street cafes, independent and interesting shops, theatre, music venues, the list goes on.





Of course, The Old Course is a regular host to the Open Championship, which was last held there in July 2015, but there are now six further golf courses run by the St Andrews Links Trust, including the Castle Course, opened in 2009. St Andrews is also well known for its university, which is one of the oldest in Britain, founded in 1413, with 600 years of culture on the doorstep! The town provides good state schooling at Madras College.

Beyond St Andrews lies the East Neuk of Fife, with a spectacular coastline sheltering fishing villages built around picturesque harbours and famous prize-winning sandy beaches and rock pools. Don't forget the Fife Coastal Path.



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