



**McEwan Fraser Legal**

Solicitors & Estate Agents

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19 Pilgrim Place

GUARDBRIDGE, ST.ANDREWS, KY16 0FP

The Location

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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, 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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The entrance to the property is through a double-glazed front door into the hallway which leads to the lounge. The spacious lounge is pleasantly located to the front with a large window looking out to the front gardens. The kitchen/diner is a good size and offers a good range of stylish floor and wall-mounted units with integrated appliances and French doors leading to a fully enclosed garden that is both animal and child friendly, also on this level is a handy WC.

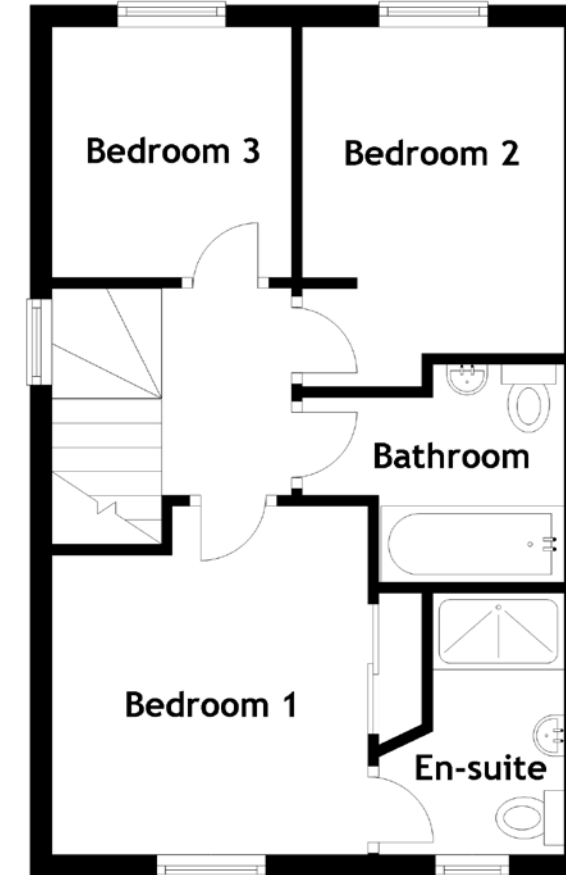
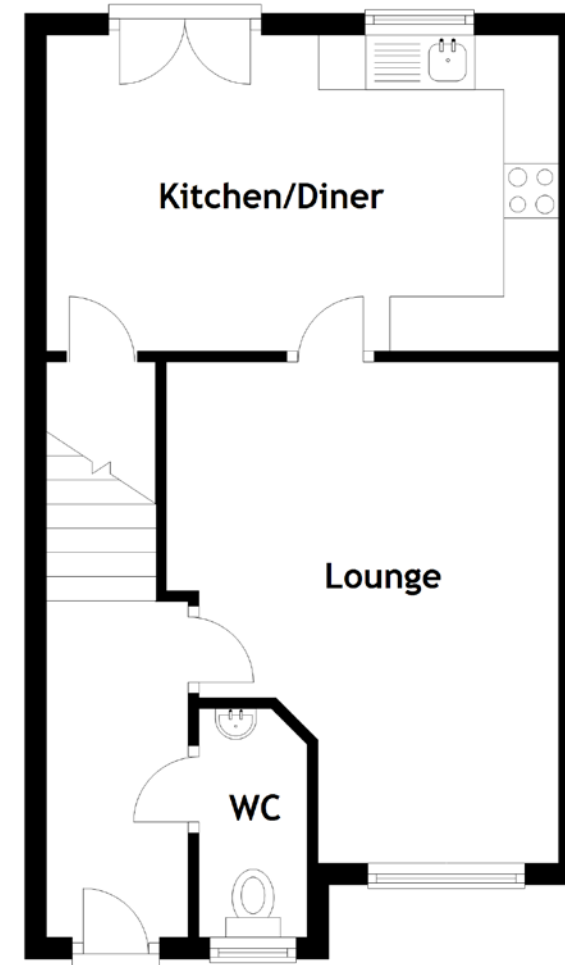
The second floor is reached by a staircase and gives access to the family bathroom with a white three-piece suite. There are three spacious good sized bedrooms on this level with views across the country. This completes the accommodation on offer.

The property further benefits from double glazing, gas central heating and allocated parking to the rear. This is a must-see to appreciate the accommodation on offer.





Specifications & Details FLOOR PLAN, DIMENSIONS & MAP

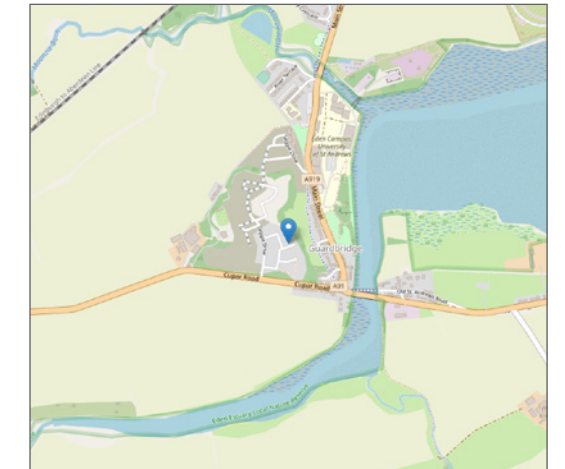


Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.30m (10'10")
Kitchen/Diner	4.70m (15'5") x 2.90m (9'6")
WC	2.10m (6'11") x 1.10m (3'7")
Bedroom 1	3.20m (10'6") x 2.90m (9'6")
En-suite	2.40m (7'11") x 1.70m (5'7")
Bedroom 2	3.00m (9'10") x 2.40m (7'11")
Bedroom 3	2.30m (7'7") x 2.20m (7'3")
Bathroom	2.40m (7'11") x 2.00m (6'7")

Gross internal floor area (m²): 74m²

EPC Rating: B





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**Part
Exchange
Available**

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Text and description
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Professional photography
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Photographer



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