



  
**McEwan Fraser Legal**  
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**14 Innerbridge Street**  
GUARDBRIDGE, ST ANDREWS, FIFE, KY16 0UZ



# ST ANDREWS

FIFE, KY16 0UZ

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.



# 14 INNERBRIDGE STREET

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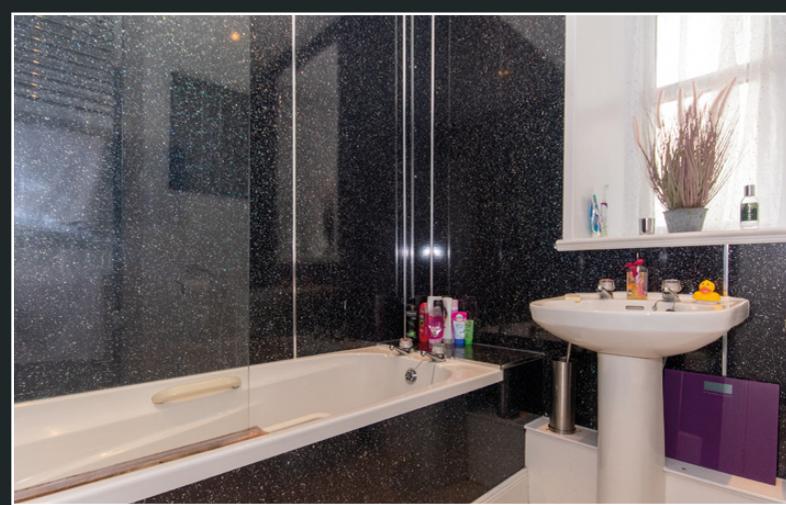
We are delighted to bring to the market this two bedroom ground floor flat in Guardbridge. The property is located in a quiet location. The property would be a fantastic Buy-to-Let investment or for first-time buyers.

Access is gained through the front entrance into the vestibule, which is well maintained. The door opens to a welcoming reception hallway and features plenty of storage throughout. The lounge has a large picture window immediately drawing your eye to the front. The kitchen is in lovely condition and has ample floor and base units.

The two bedrooms are all double in size, with space for free standing furniture and the bathroom consists of a three-piece bathroom suite with an overhead shower. This completes the accommodation on offer.

Gas central heating and double glazing have been installed throughout. There are also rear gardens and allocated parking to the rear.





# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 4.65m (15'3") x 3.94m (12'11") |
| Kitchen   | 2.78m (9'1") x 2.56m (8'5")    |
| Bedroom 1 | 3.76m (12'4") x 3.23m (10'7")  |
| Bedroom 2 | 4.56m (15') x 2.53m (8'4")     |
| Bathroom  | 2.04m (6'8") x 1.98m (6'6")    |

Gross internal floor area (m<sup>2</sup>): 71m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

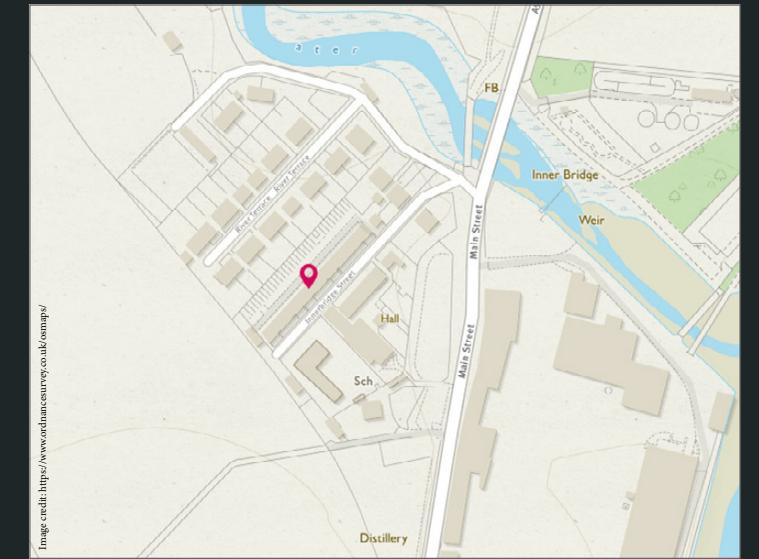


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