



# Thorntons

The right way to move

24 Motray Crescent, Guardbridge, Fife, KY16 0XD

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## 24 Motray Crescent

*This mid-terraced house in Guardbridge has been modernised in recent years and offers two bedrooms, a large reception room, a kitchen, a useable floored attic space, and a bathroom, plus front and rear gardens and access to unrestricted on-street parking. The home also enjoys stunning, far-reaching views.*

A pathway through the neat front garden takes you to the front door, where you are welcomed inside by an inviting hall with built-in cupboards and an under-stair storage area. On your left, you step into a generous living and dining room, spanning the depth of the property and lit by dual-aspect windows. The room offers ample space for configurations of lounge and dining furniture is further enhanced by neutral décor, a stylish feature wall, and wood-styled flooring. Next door in the kitchen, attractive wall and base cabinets are framed by spacious worktops and metro-tiled splashbacks, whilst an oven, hob, and extractor fan are integrated. Provision is made for freestanding appliances, and the kitchen is completed by an external entrance.

On the first floor, a landing leads to two double bedrooms and a bathroom. The bedrooms are supplemented by built-in storage and the larger of the two further benefits from a sunny aspect. The bathroom comprises a bath with an overhead shower and a glazed screen, a basin set into storage, and a WC. A floored attic completes the accommodation on offer and offers various options for use. Gas central heating and double glazing (replaced in February 2021) ensure year-round comfort and efficiency.

Externally, the house is flanked by front and rear gardens. The former boasts a sunny aspect and includes neatly maintained lawns, whilst the latter features a spacious lawn, a decked dining terrace, and a large shed. Unrestricted on-street parking can be found on Motray Crescent.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

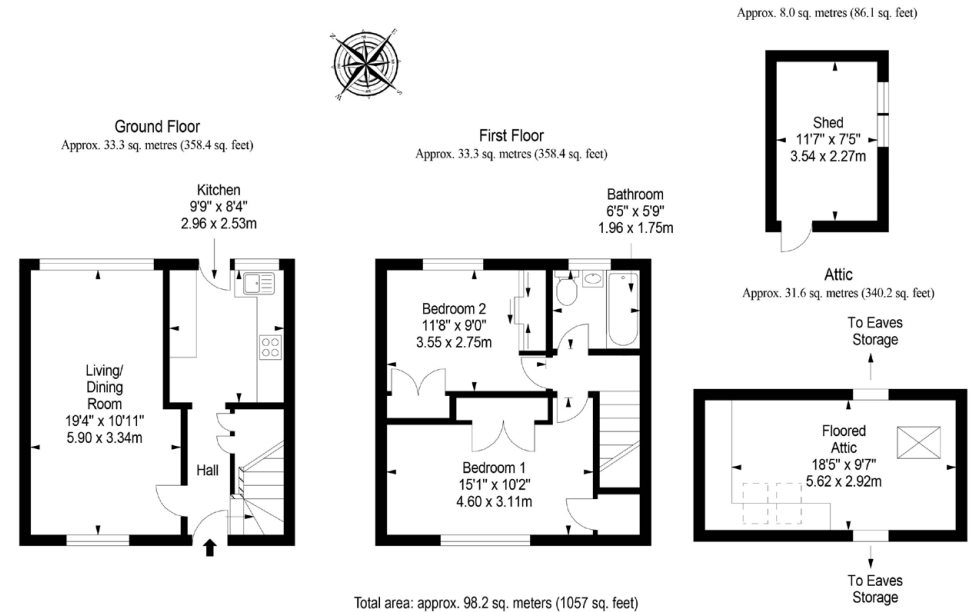






## Features

- Modernised mid-terraced house in Guardbridge
- Stunning open views
- Entrance hall with storage
- Generous, dual-aspect living/ dining room
- Attractive kitchen
- Two double bedrooms
- Modern bathroom
- Large floored attic
- Well-maintained front and rear gardens
- Unrestricted on-street parking
- GCH and DG
- EPC - C



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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All you need