



Thorntons 
The right way to move

118 Seggie Drive,
Guardbridge,

St Andrews, KY16 0FD





Summary

Forming part of a sought-after modern development, this three-bedroom end-terrace house has a desirable location in the village of Guardbridge. It is set close to the River Eden and the surrounding countryside, and is just a short drive from St Andrews and the historic town's world-class golf facilities and picturesque beaches. The residence is brought to market in move-in condition as well, providing buyers with a blank canvas of décor. It further boasts a southwest-facing rear garden and private parking.

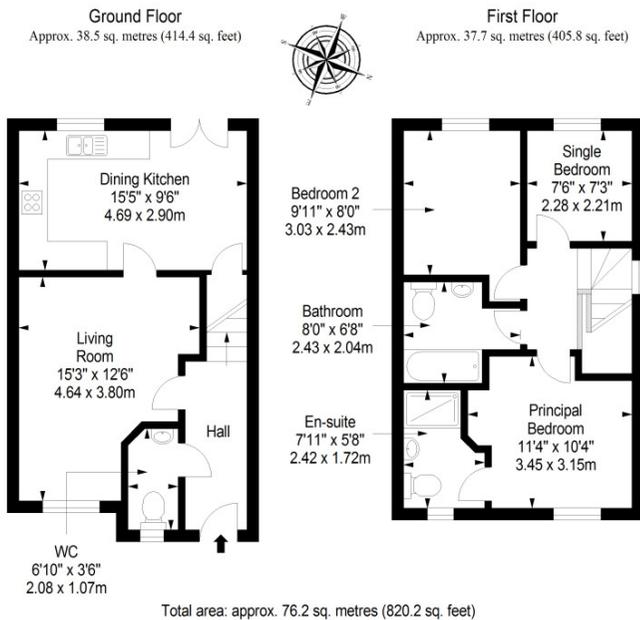
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. The freestanding washing machine and fridge/freezer are available through separate negotiation.

Features

- Modern end-terrace house
- Part of a family-friendly development
- Situated in the village of Guardbridge
- Near amenities, schools and transport links
- Entrance hall with a convenient WC
- Bright and airy living room
- Large dining kitchen with garden access
- Three bright bedrooms
- Three-piece en-suite shower room
- Three-piece family bathroom
- Well-maintained front garden
- Southwest-facing rear garden
- Private driveway for off-street parking
- Solar-paneled roof for efficiency
- Gas central heating and double glazing



Floorplan



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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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