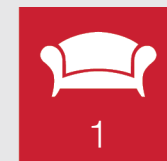




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99 Main Street,
Guardbridge,

St Andrews, KY16 0UJ



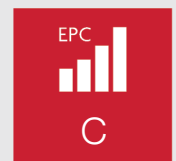
1



2



1



C



Summary

This main-door upper villa is a charming two-bedroom residence that is presented to market in move-in condition. It features attractive modern interiors throughout, decorated in neutral tones and quality finishings, and it further benefits from a stylish kitchen with integrated appliances, and a chic bathroom with a three-piece suite. The property also has the advantage of two private gardens, as well as a desirable position in the village of Guardbridge, just a short drive from St Andrews, the world-famous home of golf.

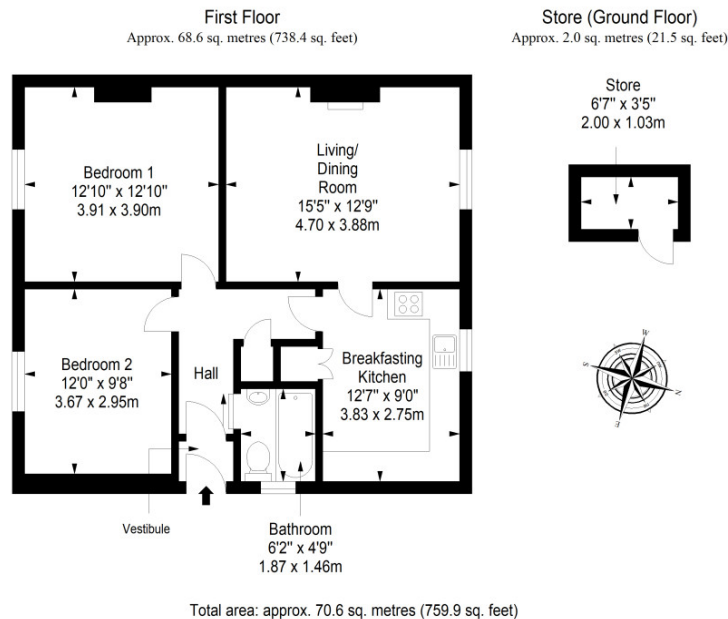
Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.

Features

- An upper villa in move-in condition
- Situated in the village of Guardbridge
- Attractive modern interiors throughout
- Private main-door entrance
- Vestibule and hall with built-in storage
- Large living/dining room with fireplace
- Ultra-modern breakfasting kitchen
- Two south-facing double bedrooms
- Modern bathroom with overhead shower
- Private front garden with well-kept lawn
- Private low-maintenance rear garden
- Unrestricted on-street parking
- 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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