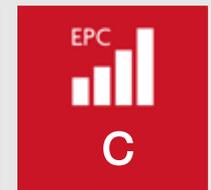




Thorntons
The right way to move

2 River Terrace, Guardbridge,
St Andrews, Fife KY16 0XA





Summary

This spacious two-bedroom upper flat is situated in the popular village of Guardbridge, just a short distance from St Andrews. The property offers generous and well-proportioned accommodation all on one level, including a bright living/dining room, separate kitchen, two double bedrooms, and a family bathroom. Externally, the property benefits from a private section of rear garden area and a substantial detached double garage and driveway, providing excellent storage, parking, or workshop potential. The property would benefit from modernisation, offering an excellent opportunity for buyers to upgrade and personalise to their own specification.

Features

- Spacious two-bedroom upper flat
- Excellent scope for upgrading and modernisation
- Bright living/dining room
- Separate fitted kitchen
- Two generous double bedrooms
- Bathroom
- Private section of rear garden
- Detached double garage
- Off-street parking potential
- Gas central heating, Double glazing

Room Measurements

Living/Dining Room: 4.30m x 4.18m (14'1" x 13'9")

Kitchen: 4.23m x 2.73m (13'11" x 8'11")

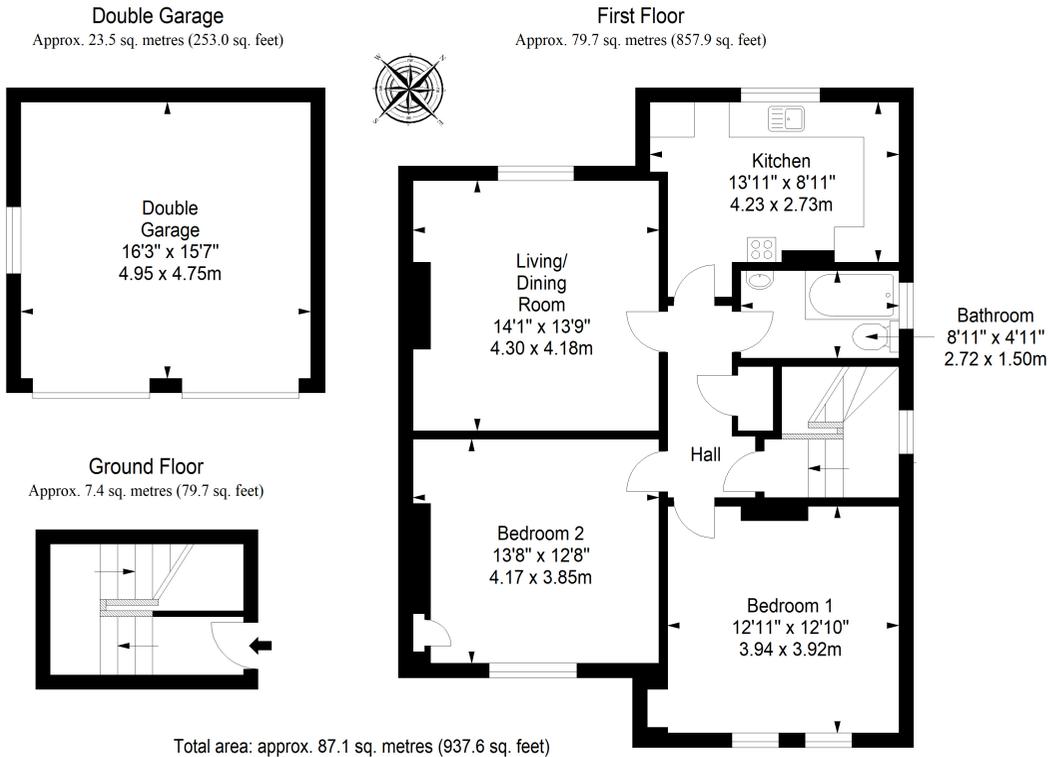
Bedroom 1: 3.94m x 3.92m (12'11" x 12'10")

Bedroom 2: 4.17m x 3.85m (13'8" x 12'8")

Bathroom: 2.72m x 1.50m (8'11" x 4'11")



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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