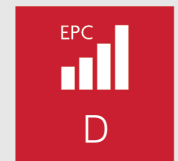




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119 Main Street Guardbridge

St Andrews, Fife, KY16 0UL





Summary

This one-bedroom main-door flat is set on the ground floor of a traditional property. It comes with allocated parking and immediate access to a private south-facing garden. The interiors offer a blank canvas of neutral décor with the potential for modernisation and personalisation by the new owner. Located in the coastal village of Guardbridge, the flat is just 10 minutes from the university town of St Andrews (by bus or car) and a mile from rail connections direct to Edinburgh within an hour and Dundee in 15 minutes. As a result, it is likely to appeal to professionals, first-time buyers, and rental investors.

Extras: All fitted floor and window coverings and light fittings are included.

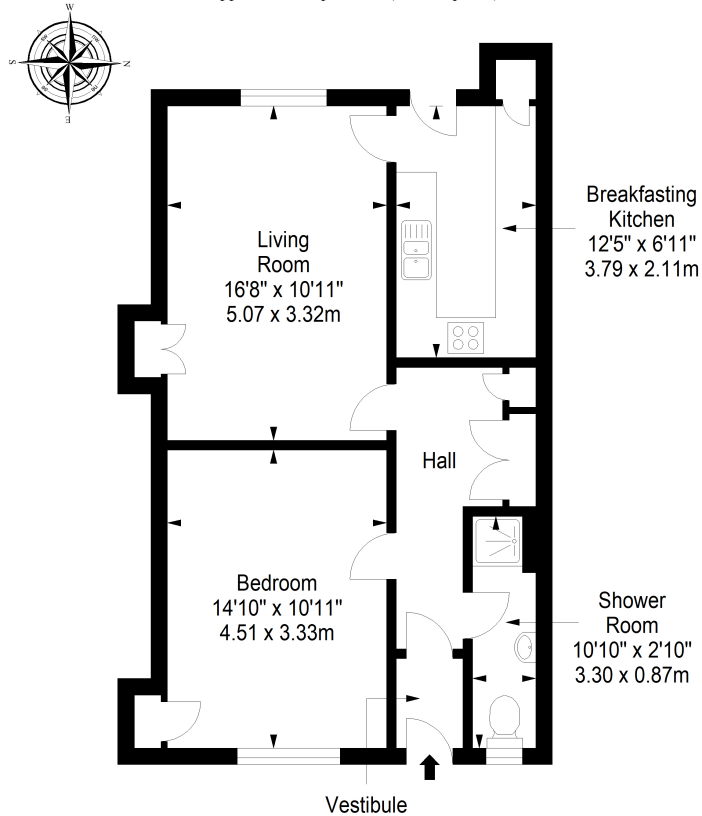
Features

- Well-connected coastal village
- Neutral décor and scope for updating
- Traditional main-door flat
- Entrance vestibule and hall
- Garden-facing living room
- Kitchen with garden access
- One double bedroom
- Bright shower room
- Good built-in storage
- Private rear garden
- Allocated parking
- Gas central heating and double-glazing



Floorplan

Ground Floor
Approx. 55.1 sq. metres (593.1 sq. feet)



Total area: approx. 55.1 sq. metres (593.1 sq. feet)

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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

MONTROSE

55 High Street, Montrose, DD10 8LR
01674 673444
montroseea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cupareea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

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.

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland

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