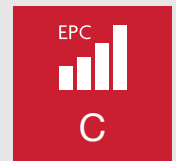
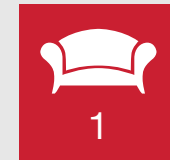




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## 3 Main Street Guardbridge

St Andrews, Fife, KY16 0UG







## Property Summary

Located in the small riverside village of Guardbridge, just 4 miles from St Andrews and a 15 drive to Dundee, this Victorian double upper villa offers a delightful family home with four well-proportioned double bedrooms, incorporated storage, and generous living space including an exceptionally sunny and spacious reception area occupying the entirety of the second floor. The home enjoys all the airy proportions expected of such a period property, with numerous characterful features retained.

## Features

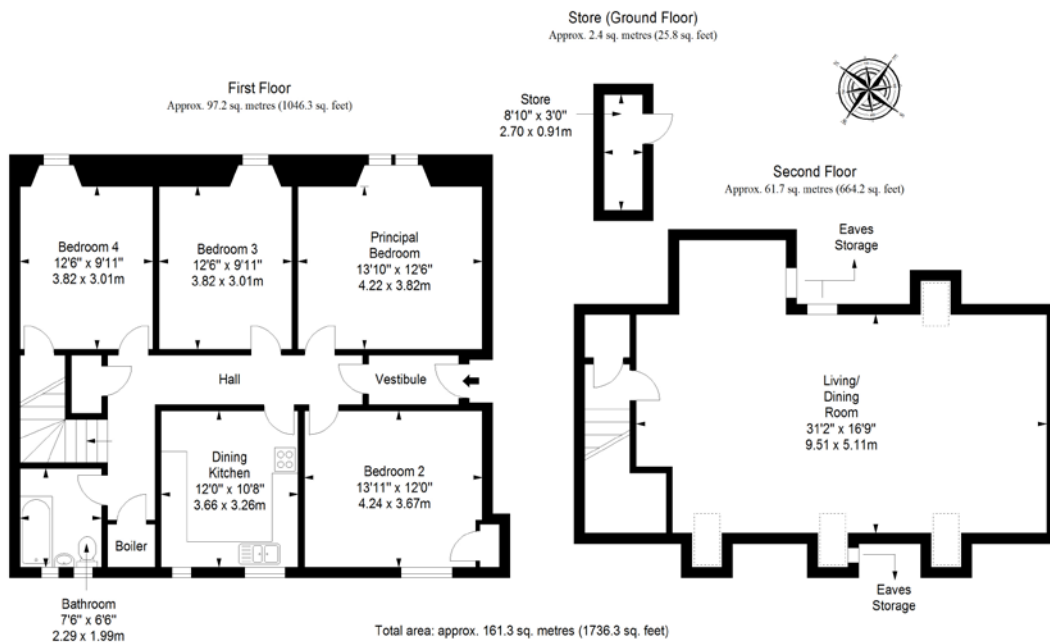
- Quiet village close to the coast & major road links
- Airy interiors with period features
- Victorian double upper villa on 1st & 2nd floors
- External entrance steps
- Vestibule & entrance hall with store
- Expansive southwest-facing living/dining room with storage
- Charming classic kitchen with dining area
- Four generous double bedrooms (two with storage)
- Bright bathroom with shower-over-bath
- External store
- Unrestricted on-street parking
- GCH and DG (except 1 secondary glazed window and 1 small SG window)







# 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.

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



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