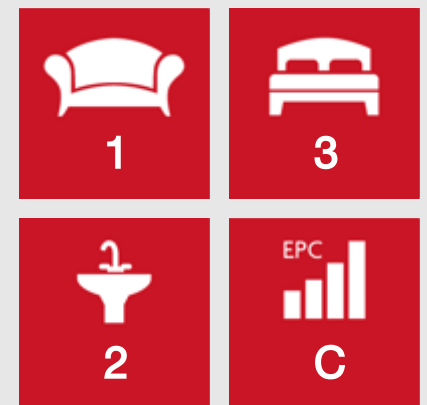




Thorntons
The right way to move

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





Summary

Beautifully appointed semi-detached property with spacious and flexible accommodation over two levels. The home features a bright open-plan kitchen and dining area with large patio doors leading to a generous rear garden, as well as a well-proportioned living room to the front. The property comprises three double bedrooms—one forming a stunning principal suite upstairs with its own en-suite and walk-in wardrobe. Located in a quiet residential setting in Guardbridge, within a few walking minutes from the new St Andrews University Eden Campus and local primary school, the house offers a perfect blend of character and modern comforts. With attractive outdoor space, stylish interiors and excellent transport links nearby, this home is ideal for families, professionals, or those looking to enjoy peaceful village life within easy reach of St Andrews.

Features

- Semi-detached house
- Quiet cul-de-sac in residential area
- Immaculately presented interior with tasteful finishes throughout
- Spacious and bright open-plan kitchen/diner
- Living room with feature fireplace
- Three double bedrooms with master ensuite
- Modern bathroom with contemporary fittings
- GCH; DG; EPC - C
- Well-maintained rear garden
- 4 kW solar PV installation

Room Measurements

Living Room: 17'5" x 13'3" (5.30m x 4.03m)

Kitchen/Dining Room: 18'9" x 13'0" (5.71m x 3.97m)

Master Bedroom: 14'11" x 14'4" (4.55m x 4.38m)

En-Suite: 7'11" x 7'0" (2.42m x 2.13m)

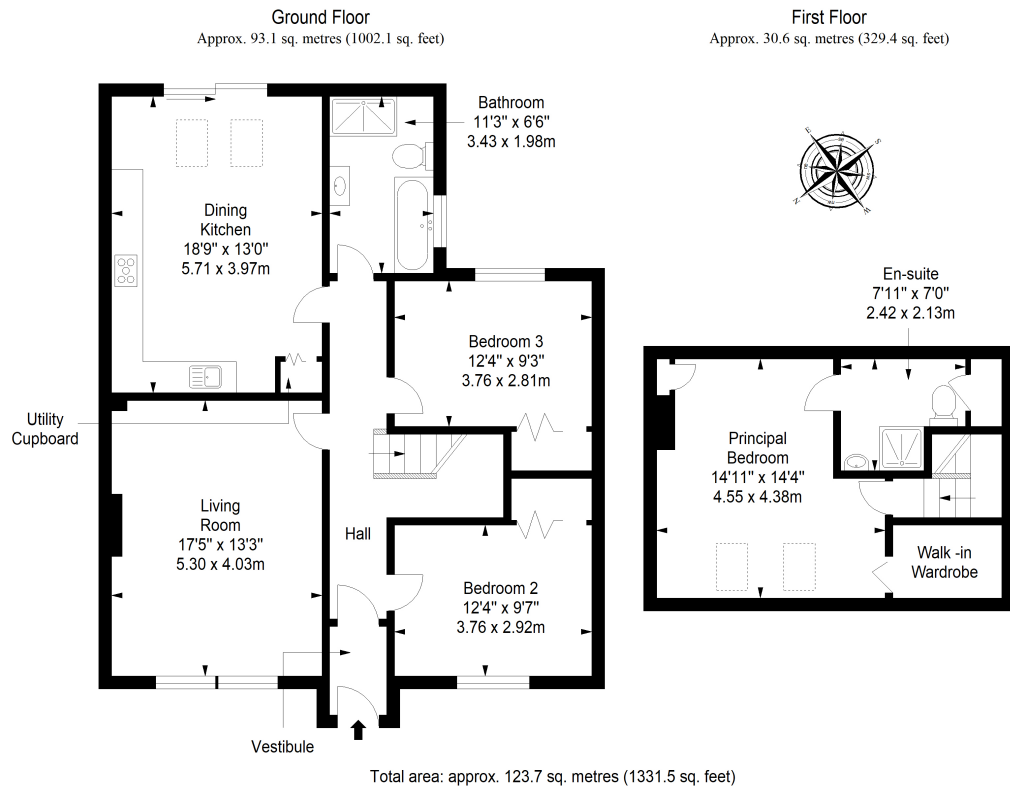
Bedroom 2: 12'4" x 9'7" (3.76m x 2.92m)

Bedroom 3: 12'4" x 9'3" (3.76m x 2.81m)

Bathroom: 11'3" x 6'6" (3.43m x 1.98m)



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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