



18 Pilgrim Place, Guardbridge, St Andrews, Fife, KY16 0FP

Beautifully Presented, Three-Bedroom, Semi-Detached Home with Garden, Driveway & Garage

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Property Description

Beautifully presented, three-bedroom, semi-detached home, with garden, driveway and integral garage. Located in a quiet, modern, residential development, in the coastal town of Guardbridge, St Andrews, Fife.

Comprises an entrance hall, living room, kitchen, a master bedroom with an en-suite shower room, two further flexible bedrooms, a family bathroom and a ground-floor WC.

With light decor and contemporary flooring, highlights include a modern fitted kitchen and bathroom suites; and excellent storage throughout, including a loft space. In addition, there is gas central heating, double glazing and solar panels.

Externally, the property benefits from a multi-vehicle driveway to the front; and an enclosed westerly-facing rear garden with a lawn and a small paved patio continuing to the side.

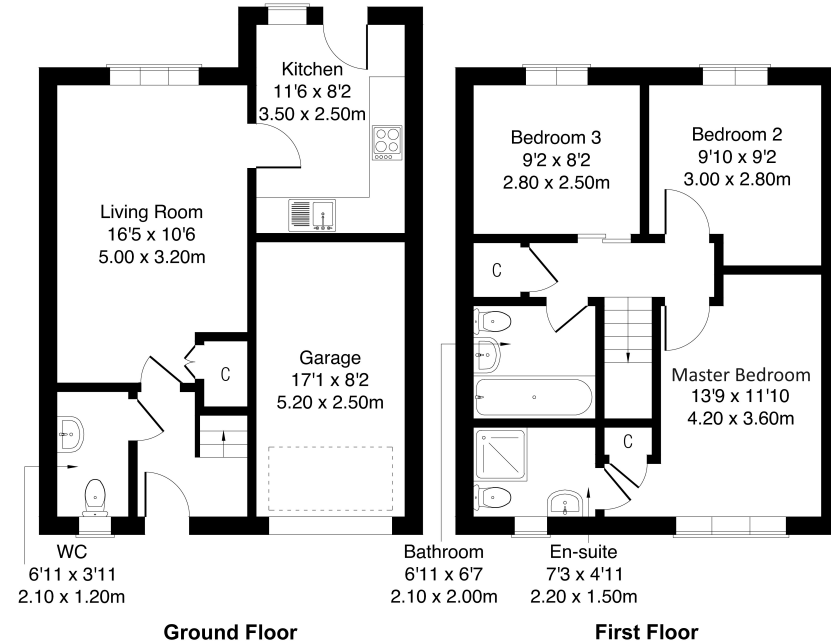
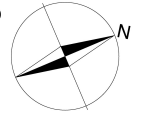
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, to a convenient ground-floor WC; and opens into a spacious living room, set to the rear, finished in light decor and carpeted flooring, and a built-in storage cupboard. Set off, with access to the rear garden, the kitchen is fitted with modern units and worktops, a sink with a drainer, an integrated oven and a gas hob, with space for freestanding appliances and a breakfast table.

On the upper floor, the master bedroom is set to the front, tastefully finished, with light decor, carpeted flooring, a built-in cupboard, and a stylish en-suite shower room. Two further well-finished bedrooms are set to the rear, similarly sized, featuring light decor and carpeted flooring. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a shower over the bath, and panelled and tiled splash walls.



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Approximate Gross Internal Area: (936 sq ft - 87 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Located in the northeast, the seaside village of Guardbridge, Fife, is situated on the estuary of the River Eden, with easy access to the A91 between St Andrews and Stirling and the A919/A914 between Leuchars and the Tay Road Bridge. Some amenities are available locally, including its own primary school; whilst approximately 4 miles southeast, the town of St Andrews, known for its medieval streets, historic university and charismatic traditional buildings, has a wide variety of amenities with several food stores, cafes and restaurants, as well as well-regarded schooling for all levels, including The University of St Andrews ranked number one in the UK. The Eden Estuary Nature Reserve offers pleasant

outdoor recreation, with St Andrews, the world-famous home of golf, offering the largest public golf complex in Europe with seven golf courses, whilst further outdoor recreation includes the Fife Coastal Path, West and East Sands Beach and Craigtoun Country Park, as well as a leisure centre. An excellent bus service is available between Guardbridge and St Andrews/Dundee, and Guardbridge and Edinburgh/Glasgow, whilst a railway station is located in Leuchars.





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