



27 Seggie Drive, Guardbridge, St. Andrews, Fife, KY16 OFE
Offers Over £325,000



STUNNING 4 Bedroom 2 Reception 2 Bathroom Detached Family Home offering MODERN INTERIORS, enclosed garden, driveway and an INTEGRATED GARAGE. Located in a sought-after development in Guardbridge with easy access to the local Nursery / Primary School and 4 miles from St Andrews providing Secondary School options. St Andrews – The Home of Golf offers all essential amenities with access to the Fife Coastal Path, Beaches and several World-Renowned Golf Courses. Accommodation: Hall, living room, 2nd reception room, dining kitchen, downstairs WC, master bedroom with an ensuite shower room, 3 further double bedrooms and a bathroom. DG. GCH. Front and rear gardens. Off Street Parking and an integrated garage. PERSONAL PROPERTY TOUR available online.



LOCATION

Guardbridge is an area that is growing in popularity and is seeing new development/building projects in progress, one being the regeneration of the historical paper mill by the University of St Andrews. The village has a number of local amenities including a general store, inn/pub, takeaway and hairdresser. Education is locally served at nursery and primary level while secondary education at Madras College, St Andrews, one of Fife's top performing schools. Recreationally there are various cycle, walking and running routes with the Fife Coastal Path leading to Tentsmuir Forrest and beach. Approximately 4 miles away lies the ancient and historic university town of St Andrews, also renowned worldwide as the "Home of Golf". The City of Dundee is approximately 9 miles by car and home to Scott's ship RRS Discovery and is now the location for the Victoria and Albert Museum. Leuchars train station is within walking distance leading to Edinburgh, Dundee and beyond.

DIRECTIONS

Please contact agent for further information.

HALL

Access is via a composite door with opaque double-glazed inlets leading into the spacious lower hallway. Carpeted stairs with a timber balustrade leads to the upper landing. Radiator. LVT flooring.

LIVING ROOM

16'1" x 11'0" (4.91m x 3.37m)

Bright living room with double-glazed windows and a set of patio doors providing natural light and access to the enclosed rear garden. Radiator. Carpeted.

DINING KITCHEN

17'5" x 9'0" (5.33m x 2.76m)

Spacious dining kitchen comprising: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include a 5-burner gas hob, extractor fan, oven, dishwasher, washer/dryer and a fridge/freezer. Coordinating cupboard houses the gas central

heating condensing combi boiler. Cupboard provides storage space. Double-glazed window to the rear overlooking the garden. Radiator. LVT flooring. Opaque double-glazed composite door provides access to the garden.

2ND RECEPTION ROOM

9'2" x 9'0" (2.80m x 2.75m)

Multipurpose reception room currently utilised as a home office with a double-glazed window to the front. Radiator. Carpeted.

WC

6'8" x 3'6" (2.05m x 1.08m)

2-piece suite comprising: W.C and a wash hand basin. Radiator. LVT flooring.

UPPER LANDING

Hatch provides access to the roof space. Carpeted.

MASTER BEDROOM

12'9" x 10'7" (3.91m x 3.24m)

Good-sized double bedroom with a double-glazed window to the front. Radiator. Carpeted. Doorway to the ensuite shower room.

ENSUITE SHOWER ROOM

12'4" x 5'0" (3.76m x 1.53m)

Contemporary 3-piece suite comprising: W.C, wash hand basin and a shower enclosure with a sliding door and a thermostatic control shower. Cupboard provides storage space. Opaque double-glazed window to the front. Partially tiled. Radiator. Vinyl flooring.

BEDROOM 2

15'5" x 8'2" (4.71m x 2.49m)

Additional double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

BEDROOM 3

10'10" x 7'2" (3.31m x 2.20m)

Further double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

BEDROOM 4

13'3" x 9'6" (4.05m x 2.90m)

Final double bedroom with a double-glazed window to the rear overlooking the garden. Radiator. Carpeted.

BATHROOM

8'9" x 7'5" (2.68m x 2.28m)

4-piece suite comprising: W.C, wash hand basin, bath and a shower enclosure with a folding door and an electric shower unit. Opaque double-glazed window to the side. Partially tiled. Vinyl flooring.

GARDEN

To the front of the property is an area of lawn with a border containing shrubs and a paved path leading to the front entrance and the rear garden. A tarmac driveway provides off street parking and access to the integrated garage. The enclosed rear garden is laid to lawn with borders containing plants and shrubs. A paved patio provides an ideal spot for garden furniture to relax in the sun. Timber fencing and a gate make this a safe space for children and pets to play.

GARAGE

17'6" x 8'5" (5.35m x 2.57m)

Integrated garage accessed via a metal up and over door providing secure parking with additional storage space. Provision for light and power with concrete flooring.

AGENTS NOTES

Please note that all room sizes are measured approximately to the widest points.

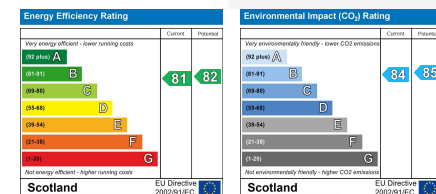






Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 112m² | EPC Rating: B



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