



67 Seggie Drive, Guardbridge, St. Andrews, KY16 0FE  
£1,700 PCM

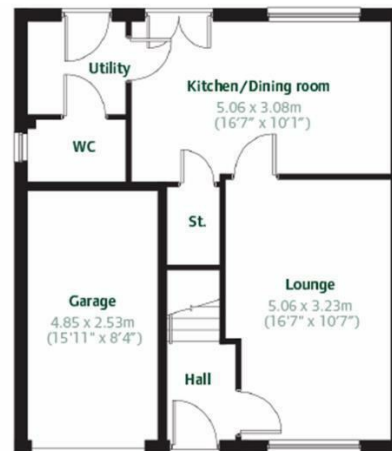
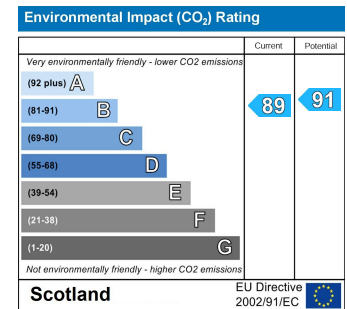
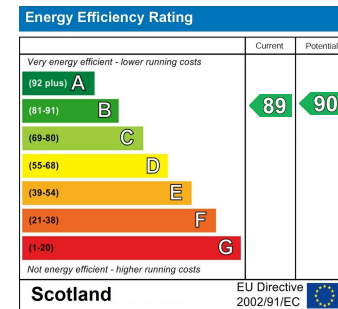
 **Fife  
Properties**

Contemporary 4 Bed Detached Villa situated within the Eden Woods development located just 4 miles from St Andrews providing an array of amenities and 9 miles from Dundee making this an ideal family home for working professionals. Located within close proximity to blue flag beaches, world class golf courses and the nearby Leuchars Rail Station. Also available near by is some of the most highly rated education in the country including Madras secondary school, St Leonards primary and secondary school and St Andrews University as well as the community hospital making the property location ideal.

Finished to a high standard throughout, this contemporary home comprises of a spacious lounge, dining kitchen with patio doors leading to the garden, utility room, W/C, master bedroom including en-suite, 3 further bedrooms, family bathroom, integrated garage, driveway for multiple cars, front and rear garden. DG, GCH,

## FIFE PROPERTIES

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**GROUND FLOOR**  
**KITCHEN/DINING ROOM**  
 16' 7" x 10' 1" (5.06m x 3.08m)  
**LOUNGE**  
 16' 7" x 10' 7" (5.06m x 3.23m)  
**GARAGE**  
 15' 11" x 8' 4" (3.85m x 2.53m)

\* The dimensions shown are approximate and the precise measurements may vary. Please ask to see the drawings relative to the specific plot. All room dimensions are to a 50mm (2") tolerance. Kitchen layouts are indicative only. Please refer to the Sales Advisor on site for specific kitchen layouts. This information is for guidance only and does not form part of any contract or constitute a warranty.

Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.