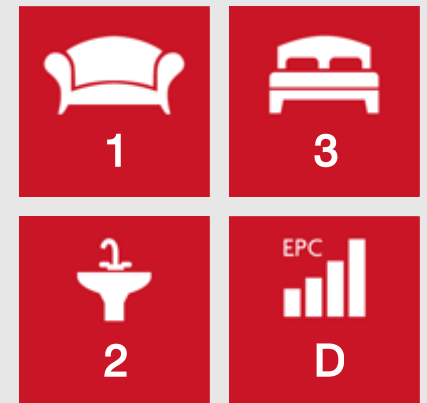




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20 Main Street, Guardbridge,
St Andrews, Fife KY16 0UG





Summary

Charming and characterful end of terrace villa set over three levels, located within the popular village of Guardbridge, just a short distance from St Andrews, which comprises; welcoming vestibule and hall, a spacious living room with feature fireplace, conservatory, separate dining room, fitted kitchen, study, three bedrooms (one en-suite facilities), snug/family room, and useful eaves storage. Externally, the property benefits from a private rear garden with patio and mature planting, while the front offers on-street parking. The property would benefit from a programme of upgrading and modernisation, presenting an excellent opportunity for buyers to add value and personalise the interior to their own taste.

Features

- Traditional stone -built end of terraced villa
- Requires upgrading and modernisation
- Spacious living room with feature fireplace
- Conservatory with garden access
- Separate dining room and study
- Basement level with additional living space
- Three bedrooms (master en-suite)
- GCH; DG; EPC - D
- Private rear garden with patio area
- Convenient location near St Andrews, Dundee, and transport links

Room Measurements

Living Room: 4.80m x 3.00m (15'9" x 9'10")
 Conservatory: 3.21m x 3.20m (10'6" x 10'6")
 Kitchen: 2.98m x 2.80m (9'9" x 9'2")
 Dining Room: 3.40m x 2.38m (11'2" x 7'10")
 Study: 4.05m x 3.02m (13'3" x 9'11")
 Bedroom 2: 3.85m x 3.11m (12'8" x 10'2")
 Bathroom: 1.84m x 1.68m (6'0" x 5'6")
 Principal Bedroom: 4.91m x 3.50m (16'1" x 11'6")
 En-suite: 2.50m x 2.27m (8'2" x 7'5")
 Bedroom 3: 3.81m x 3.08m (12'6" x 10'1")
 Snug: 4.36m x 3.35m (14'4" x 11'0")



This traditional stone-built home offers generous and flexible accommodation combining period features with versatile living spaces.







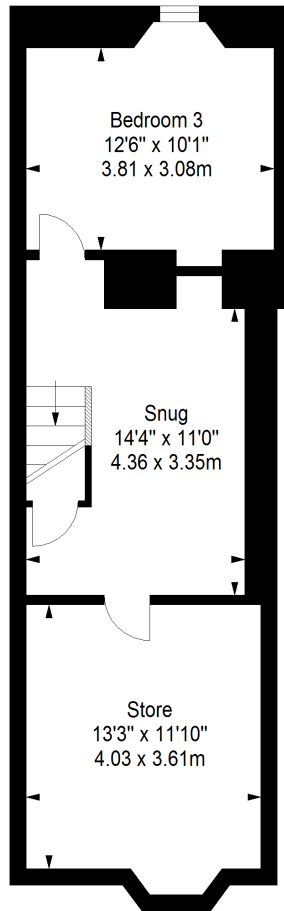
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Floorplan

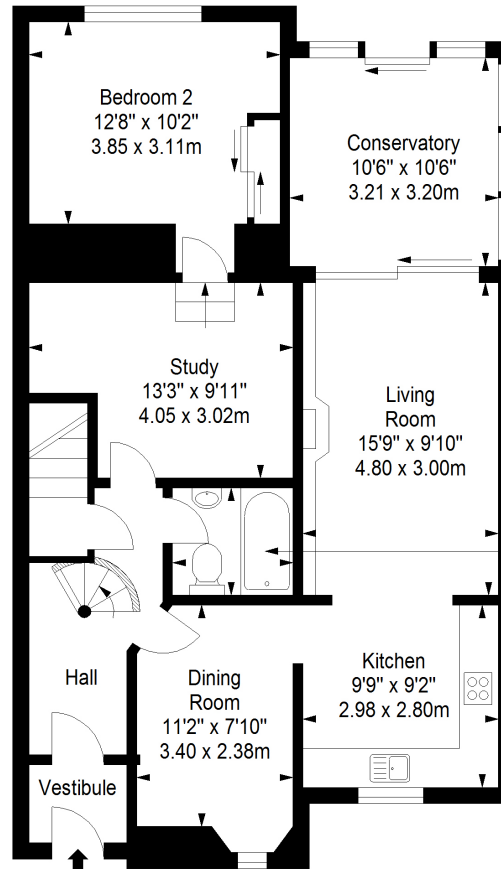
Basement

Approx. 45.5 sq. metres (489.8 sq. feet)



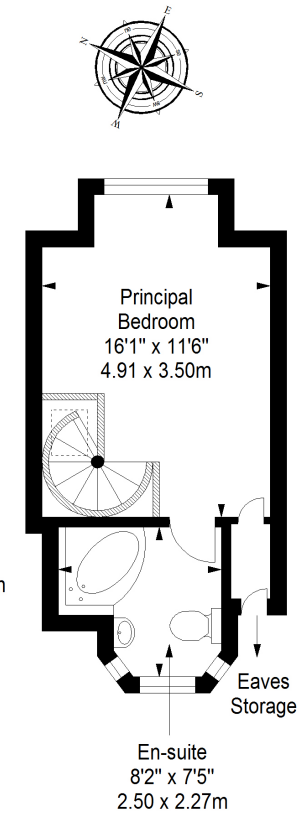
Ground Floor

Approx. 85.9 sq. metres (924.6 sq. feet)



First Floor

Approx. 22.2 sq. metres (239.0 sq. feet)



Total area: approx. 153.6 sq. metres (1653.4 sq. feet)

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