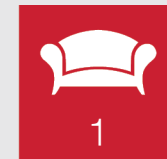




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22 Fort Avenue,
Guardbridge,

St Andrews, KY16 0FL



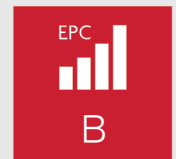
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2



EPC

B



Summary

Welcome to 22 Fort Avenue, a contemporary detached home offering bright, spacious interiors designed for modern family living. The welcoming layout includes a living room, a flexible study/single bedroom, and a stylish kitchen and dining room with ample storage and French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor spaces. Upstairs, the sun-facing principal bedroom benefits from a built-in wardrobe and en-suite shower room, while three further bedrooms and a sleek bathroom provide flexible accommodation. Set within a sought-after development in Guardbridge, the home is just a short drive from St Andrews, beaches and green spaces. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.

Features

- Detached house in Guardbridge
- Contemporary development setting near excellent amenities
- Entrance hall with carpeted stairs
- Sunny and spacious living room
- Modern kitchen with space for seated dining
- Main bedroom with built-in wardrobe and en-suite
- Three further bedrooms
- Study/fifth bedroom
- Ultra-modern bathroom
- Handy guest WC
- Private lawned gardens with outdoor seating
- Private drive and garage parking
- Gas central heating and double glazing
- Solar panels



“Four well-proportioned bedrooms, contemporary finishes, and excellent storage create a practical and stylish family home.”



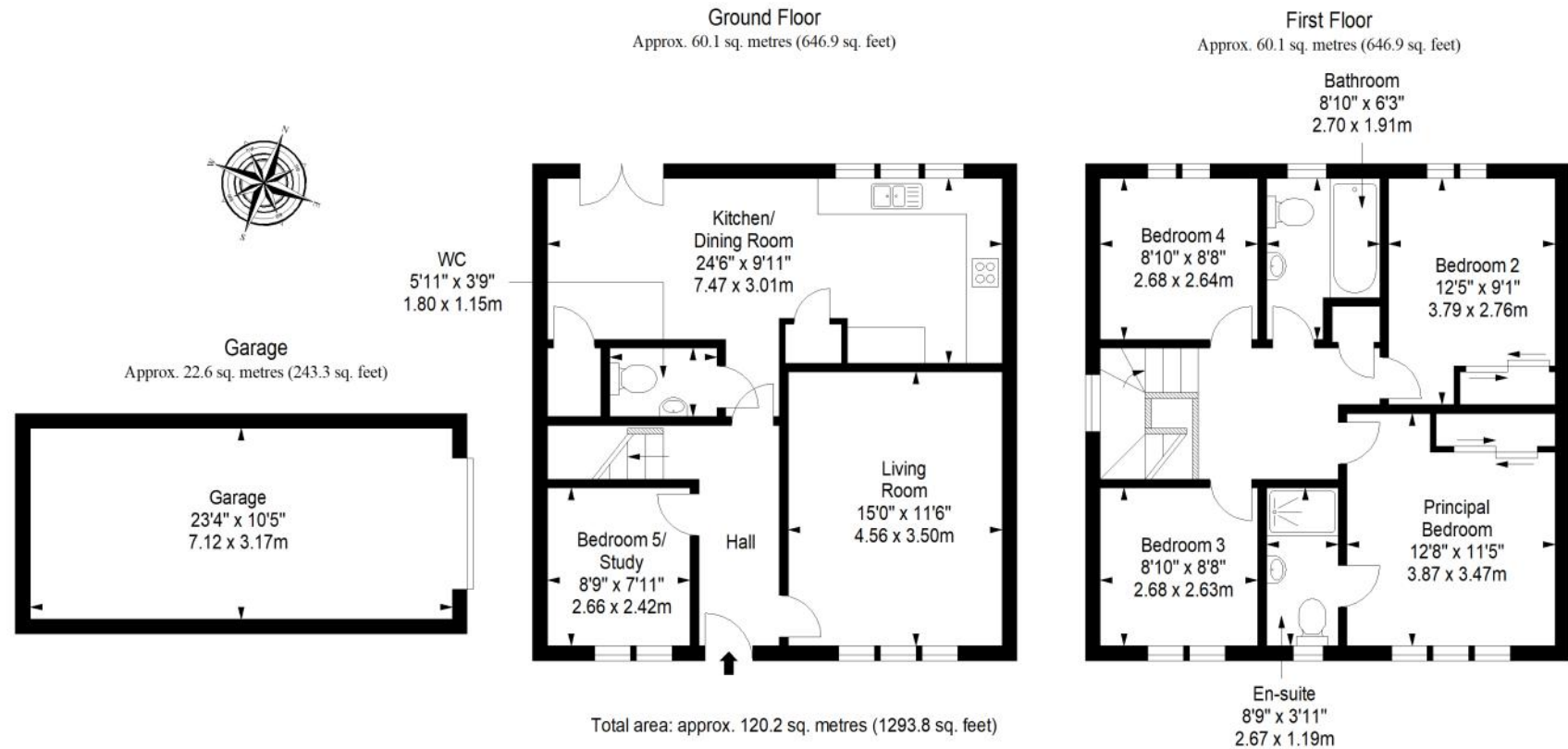




“Enclosed lawned gardens, a private driveway, garage, solar panels, and gas central heating complete the property.”



Floorplan





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Our Branches

ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA
01333 310481
anstrutheea@thorntons-law.co.uk

ARBROATH

165 High Street, Arbroath, DD1 1DR
01241 876633
arbroathea@thorntons-law.co.uk

BONNYRIGG

3-7 High Street, Bonnyrigg, EH19 2DA
0131 663 7135
bonnyriggea@thorntons-law.co.uk

CUPAR

49 Bonnygate, Cupar, KY15 4BY
01334 656564
cuparea@thorntons-law.co.uk

DUNDEE

Whitehall House, 33 Yeaman Shore
Dundee DD1 4BJ
01382 200099
dundeaea@thorntons-law.co.uk

EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket
Terrace, Edinburgh, EH12 5HD
0131 297 5980
edinea@thorntons-law.co.uk

PERTH

7 Whitefriars Crescent, Perth, PH2 0PA
01738 443456
perthea@thorntons-law.co.uk

ST ANDREWS

17-21 Bell Street, St Andrews, KY16 9UR
01334 474200
standrewsea@thorntons-law.co.uk

FORFAR

53 East High Street, Forfar, DD8 2EL
01307 466886
forfarea@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

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