



Thorntons 
The right way to move

39 Fort Avenue,
Guardbridge

Fife, KY16 0FL





Property Summary

Set within a modern development in Guardbridge, this contemporary detached house is presented in pristine condition, combining stylish interiors with a practical, family-friendly layout. Naturally decorated throughout and finished with oak flooring, the home feels bright, fresh and inviting. A welcoming hall and guest WC lead into a bright living room and impressive dining kitchen, with the latter opening directly onto the rear garden to create an effortless connection between indoor and outdoor living. Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite shower room, complemented by a modern family bathroom. Outside, private gardens provide excellent space for relaxing and entertaining, while a paved driveway leads to a single integral garage, adding valuable off-street parking and storage.

Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Contemporary detached house in Guardbridge
- Pristine, naturally decorated interiors with oak flooring
- Welcoming hall
- Sunny and spacious living room
- Generous dining kitchen with French doors to the rear garden
- Principal bedroom with en-suite
- Two more bedrooms
- Family bathroom with overhead shower
- Guest WC
- Private front and rear gardens
- Integral garage and driveway parking
- Gas central heating and double glazing
- Solar panels









[Click here to take a virtual tour](#)





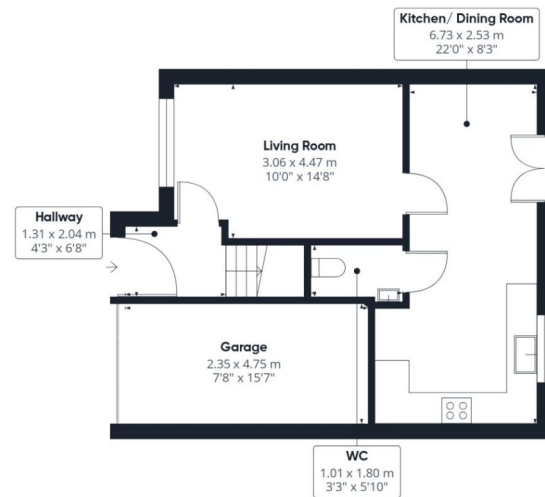
Guardbridge

Just a ten-minute drive from St Andrews (4.9 miles), and ideally positioned for commuting to Dundee (9 miles) and Kirkcaldy (25 miles), the charming village of Guardbridge enjoys a picturesque, semi-rural setting flanked by open countryside and the River Eden. Neighbouring Leuchars and St Andrews, it has easy access to a fantastic range of superb amenities, with more extensive shopping available in Dundee. Closer to home there is a choice of eateries in the village and the renowned Eden Mill distillery, which offers tours and tastings. Primary schooling is provided locally, with secondary and further education available in St Andrews and the city of Dundee. The mainline railway station at Leuchars is less than a mile away, providing swift connections to Dundee, Edinburgh, and beyond.

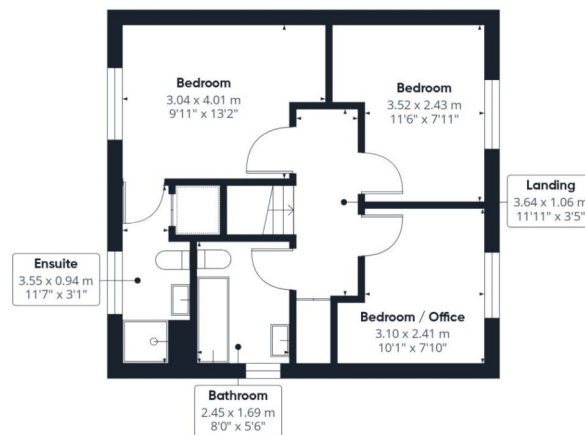
Neighbouring the village, the historic town of St Andrews is surrounded by a spectacular coastline with sandy beaches. The attractive and vibrant town centre offers a wide variety of shops, including supermarkets, independent stores, art galleries, boutiques, coffee houses, and fine-dining restaurants. Known as 'The Home of Golf', it boasts several courses, including the historic Old Course, ranked amongst the finest in the world. The town is surrounded by many historical visitor attractions, including St Andrews Cathedral and the picturesque ruin of St Andrews Castle. St Andrews is known for its outstanding schools, and its university is one of the oldest and most prestigious in Britain.



Floorplan



Main Floor



Floor Level 2



Thorntons
The right way to move

Approximate total area⁽¹⁾

93.1 m²
1000 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



Thorntons

The right way to move

Our Branches

ANSTRUTHER

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

BONNYRIGG

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

DUNDEE

James Thomson House, 8 Riverside
Road, Dundee, DD1 4BJ
01382 200099
dundeeea@thorntons-law.co.uk

PERTH

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

FORFAR

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

ARBROATH

Brothockbank House,
Arbroath, DD11 1NE
01241 876633
arbroathea@thorntons-law.co.uk

CUPAR

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

EDINBURGH

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

ST ANDREWS

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

INVERNESS/HIGHLANDS

Kintail House, Beechwood Park, 2 Sir
Walter Scott Drive, Inverness, IV2 3BW
01463 575643
geneaa@thorntons-law.co.uk



@ThorntonsPropertyServices



@thorntonsproperty



@ThorntonsPS

Thorntons is a trading name of Thorntons Law LLP
Regulated by The Law Society of Scotland