



142 Seggie Drive, Guardbridge, KY16 0FD

Offers Over £290,000



STUNNING 4 Bedroom Detached Villa FINISHED TO A HIGH STANDARD and READY TO MOVE IN within the sought after village of Guardbridge, located just outside of St Andrews, The Home of Golf, with the train station and Fife Coastal Path nearby appealing to a family. Accommodation: Hall, lounge, dining kitchen, laundry room, W.C, master bedroom with ensuite shower room, 3 further double bedrooms and a bathroom. DG. GCH. GARAGE. Driveway. Garden. PV solar panels. 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 several 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, St Andrews, one of Fife's top performing schools or the private school of St Leonards, St Andrews. 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 lower hallway. Carpeted stairs lead to the upper landing. Radiator. Laminate flooring.

## LOUNGE

16'6" x 10'7" (5.04m x 3.24m)

Bright lounge with double-glazed window to the front providing ample natural light. Radiator. Laminate flooring. Doorway to the dining kitchen.

## DINING KITCHEN

16'7" x 9'7" (5.08m x 2.93m)

Spacious dining kitchen comprises: Wall mounted, floor standing units with contrasting worktops and coordinating upstand. Integrated appliances include gas hob, chimney style extractor fan above and oven below. Cupboard provides storage space. Double-glazed window to the rear overlooking

the garden. Radiator. Laminate flooring. Doorway to the laundry. Double-glazed patio doors provide access to the rear garden.

## LAUNDRY ROOM

6'2" x 5'10" (1.90m x 1.80m)

Convenient laundry room comprises: Flooring standing unit with contrasting worktop, stainless steel sink and space for white goods below. Wall mounted gas central heating combi condenser boiler. Radiator. Laminate flooring. Doorway to the W.C. Composite door with opaque double-glazed window provides access to the rear garden.

## W.C

1.90m x 1.20m

Contemporary 2-piece suite comprises: W.C and wash hand basin. Opaque double-glazed window to the side. Radiator. Vinyl flooring.

## UPPER LANDING

Access hatch to roof space provides storage. Carpeted.

## MASTER BEDROOM

14'3" x 12'7" (4.35m x 3.84m)

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

## ENSUITE SHOWER ROOM

6'1" x 5'9" (1.87m x 1.76m)

Contemporary 3-piece suite comprises: W.C, wash hand basin and shower enclosure with sliding doors and thermostatic control shower. Opaque double-glazed window to the side. Partially tiled. Radiator. Vinyl flooring.

## BEDROOM 2

11'1" x 8'6" (3.40m x 2.60m)

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

## BEDROOM 3

10'6" x 8'1" (3.21m x 2.48m)

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

## BEDROOM 4

9'11" x 8'7" (3.04m x 2.63m)

Final double bedroom with double-glazed window to the front. Cupboard provides hanging/storage space. Radiator. Carpeted.

## BATHROOM

8'2" x 5'10" (2.51m x 1.80m)

Contemporary 3-piece suite comprises: W.C, wash hand basin and bath. Cupboard provides shelving/storage space. Opaque double-glazed window to the rear. Partially tiled. Radiator. Vinyl flooring.

## GARDEN

To the front of the property is a driveway for off street parking leading to the garage with areas of grass to the side and a timber gate providing access to the rear garden. The rear garden is enclosed within a timber fence surround and is mainly laid to lawn. A patio area provides an ideal location for garden furniture to relax and enjoy recreation time in the sun or entertaining family and friends. This garden provides the perfect blank canvas for the keen gardener to create a tranquil space for all the family to enjoy.

## GARAGE

16'8" x 8'2" (5.09m x 2.50m)

Integrated garage provides secure parking accessed via an up and over metal door with ample space for additional storage. Provision for power and light with a concrete floor.

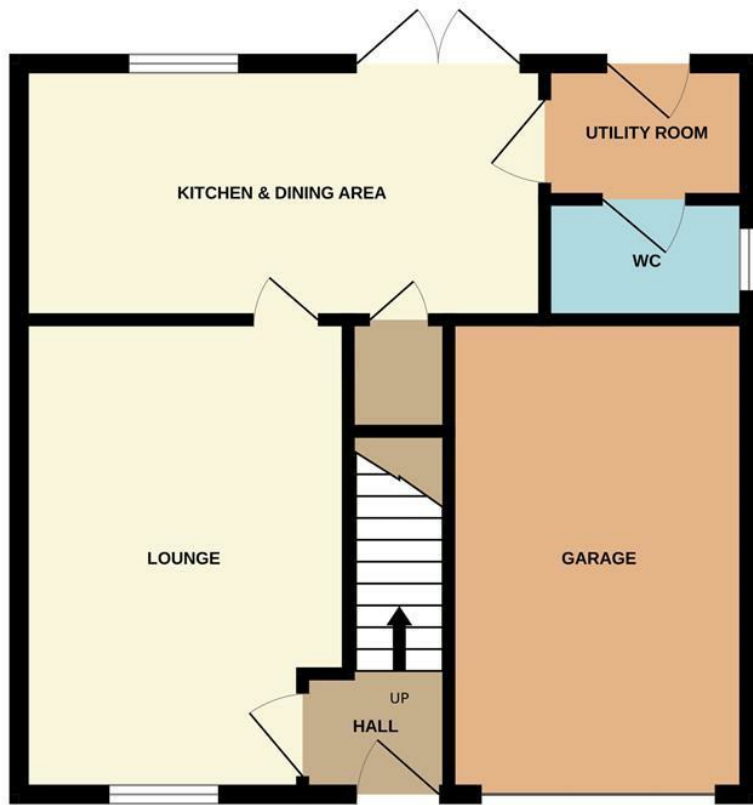
## AGENTS NOTES

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

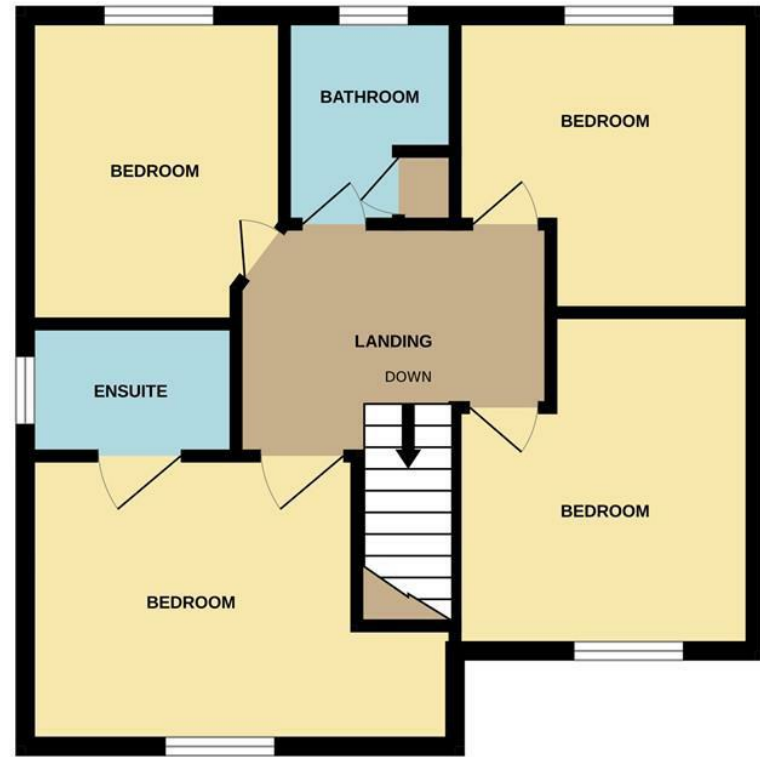




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	92-100		91
A	81-91		
B	69-80		80
C	55-68		
D	39-54		
E	29-38		
F	13-28		
G	1-12		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions	92-100		91
A	81-91		
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G	1-12		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Scotland		EU Directive 2002/91/EC	

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