

27 Seggie Drive

GUARDBRIDGE, ST. ANDREWS, KY16 0FE



*Wonderful four-bedroom home in
an exclusive development*



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We are delighted to bring to the market this lovely, four-bedroom, detached villa in a popular location. Freshly decorated and ready to move into, this property would be a fantastic acquisition as its superb spot offers great commuting links, as well as being within a short distance of local amenities. The house has been well designed to maximise privacy and the natural available light to create a contemporary ambience.

THE LOUNGE



The accommodation consists of a welcoming hallway leading through to the spacious lounge which offers scope for various furniture configurations and is flooded with natural light from the French doors. Set to the rear of the house, it benefits from a garden aspect.

THE KITCHEN



The modern, premium upgraded kitchen has been fitted with a range of floor and wall-mounted units. It boasts a gas hob, electric oven and has an abundance of work surfaces. The versatile dining room is located at the front of the property, offering an elegant space for entertaining and family dining and could be used as a fifth bedroom or home office if required. Access to the garage can be gained from the hallway, providing scope for further development subject to necessary planning consents. A guest WC completes the accommodation on the ground floor.



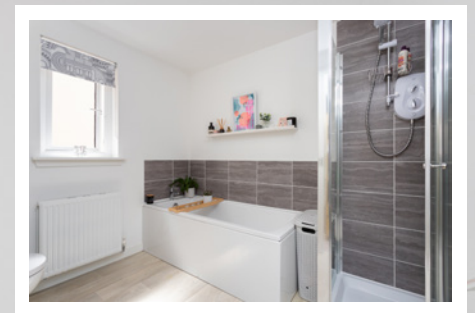
THE DINING ROOM





Upstairs there are four good-sized bedrooms, the master with an en-suite shower room. The large family bathroom is located on the upper level and consists of a white three-piece suite and a separate shower unit. The comfortable home has gas central heating and double glazing.

THE BATHROOM



BEDROOM 1



the master with an
en-suite shower room



BEDROOM 2



BEDROOM 3



BEDROOM 4

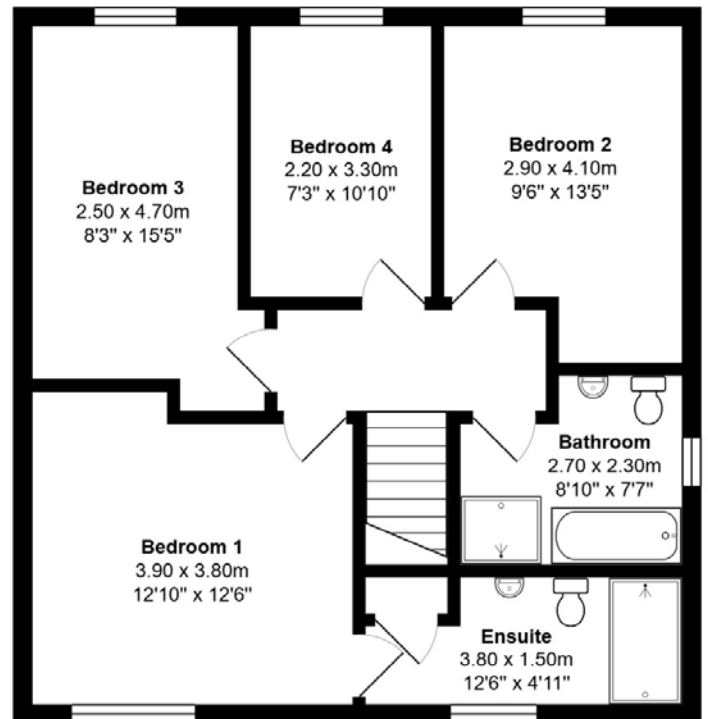
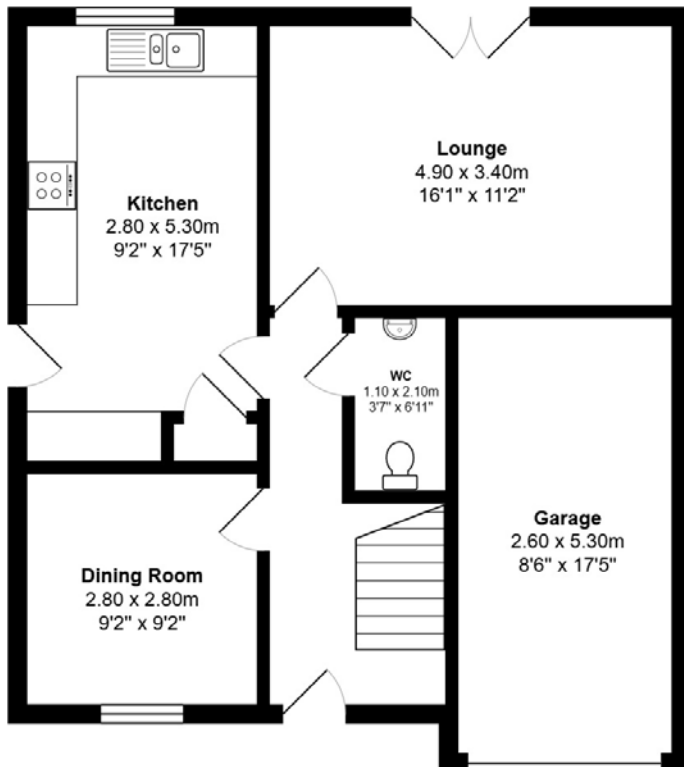


Externally, the back garden is beautifully landscaped and secure by fencing, perfect for outdoor living and safe for children and pets. The front garden offers parking for several vehicles. A single garage is on hand. This is an excellent opportunity to acquire this spacious family home quietly located in this desired residential development.

EXTERNALS

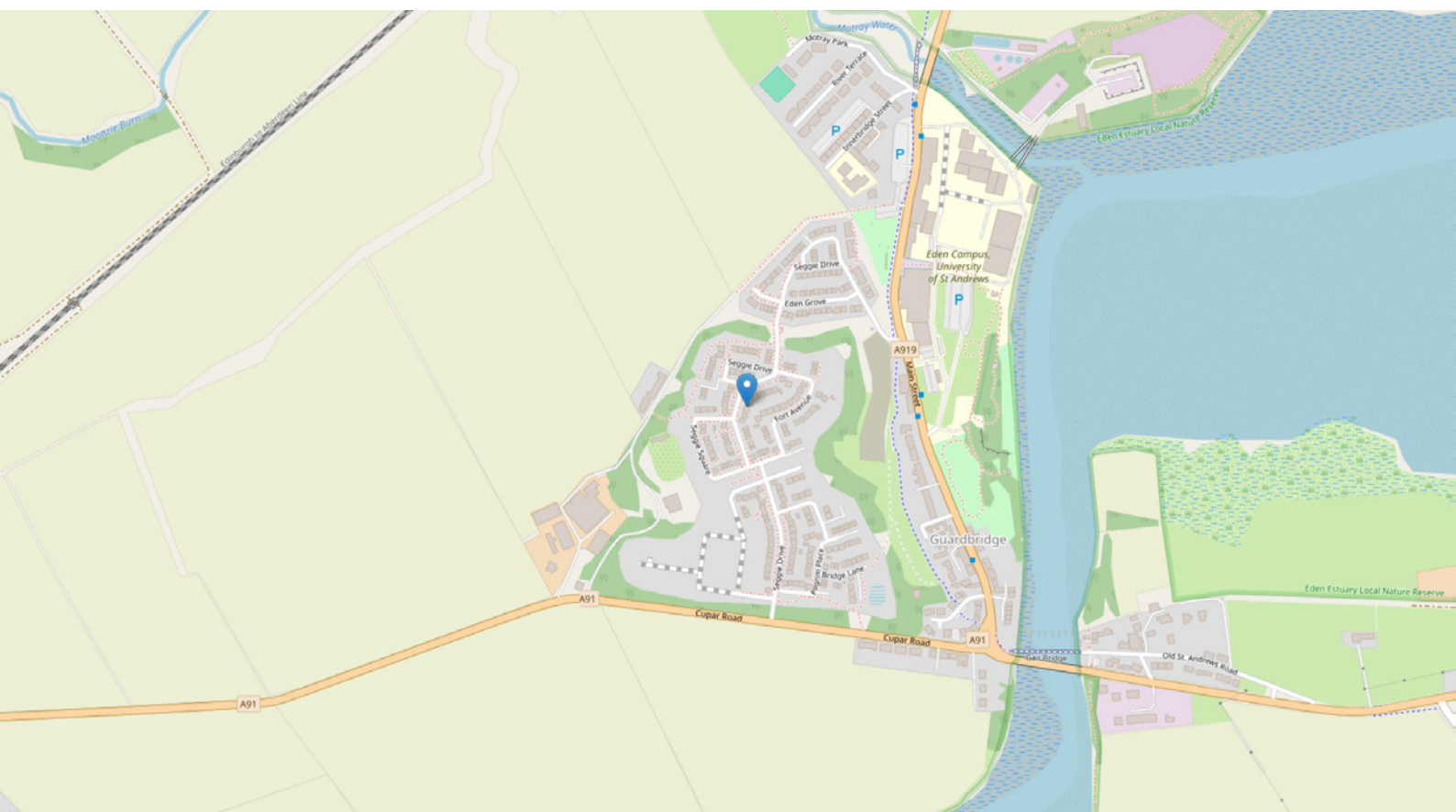


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 112m² | EPC Rating: B



THE LOCATION

Guardbridge is a village in the north-east of Fife, on the east coast of Scotland. It is approximately three miles north-west of St Andrews and is situated on the estuary of the River Eden, at the junction. St Andrews is renowned worldwide as the 'Home of Golf' and known romantically as the meeting place of Kate and Wills. But there is more to it than that. Street cafes, independent and interesting shops, theatre, music venues, the list goes on.





Of course, The Old Course is a regular host to the Open Championship, which was last held there in July 2015, but there are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009.

St Andrews is also well known for its university, which is one of the oldest in Britain, founded in 1413, with 600 years of culture on the doorstep! The town provides good state schooling at Madras College.

Beyond St Andrews lies the East Neuk of Fife, with a spectacular coastline sheltering fishing villages built around picturesque harbours and famous prize-winning sandy beaches and rock pools. Don't forget the Fife Coastal Path.



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