



**Thorntons**   
The right way to move

14 Fort Avenue  
Guardbridge

Fife, KY16 0FL



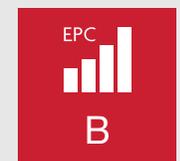
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## Property Summary

This executive detached house is an exceptional four-bedroom residence, which forms part of a sought-after new development in the picturesque village of Guardbridge. Finished to high standards throughout and with an appealing blank canvas of décor, the southeast-facing home provides the best in contemporary living. Furthermore, it boasts a stylish kitchen, three premium washrooms (and a WC), private parking, and a fully-enclosed rear garden. Perfect for families, it also offers close proximity to the beautiful countryside and coast, and it is just a quick ten-minute drive from St Andrews, the world-famous home of golf. Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included.

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## Features

- An exclusive detached house
- Part of an attractive new development
- Situated in the village of Guardbridge
- Welcoming hall with understairs storage
- Large, southeast-facing living room
- Expansive kitchen/dining room
- Utility room with an adjacent WC
- Four double bedrooms with wardrobes
- Contemporary en-suite shower room
- Jack-and-Jill en-suite shower room
- Modern three-piece family bathroom
- Landscaped front and rear gardens
- Private driveway and integrated garage
- Solar-panelled roof for greater efficiency
- Gas central heating and double glazing



“An exclusive four-bedroom detached house which forms part of a sought-after new development”



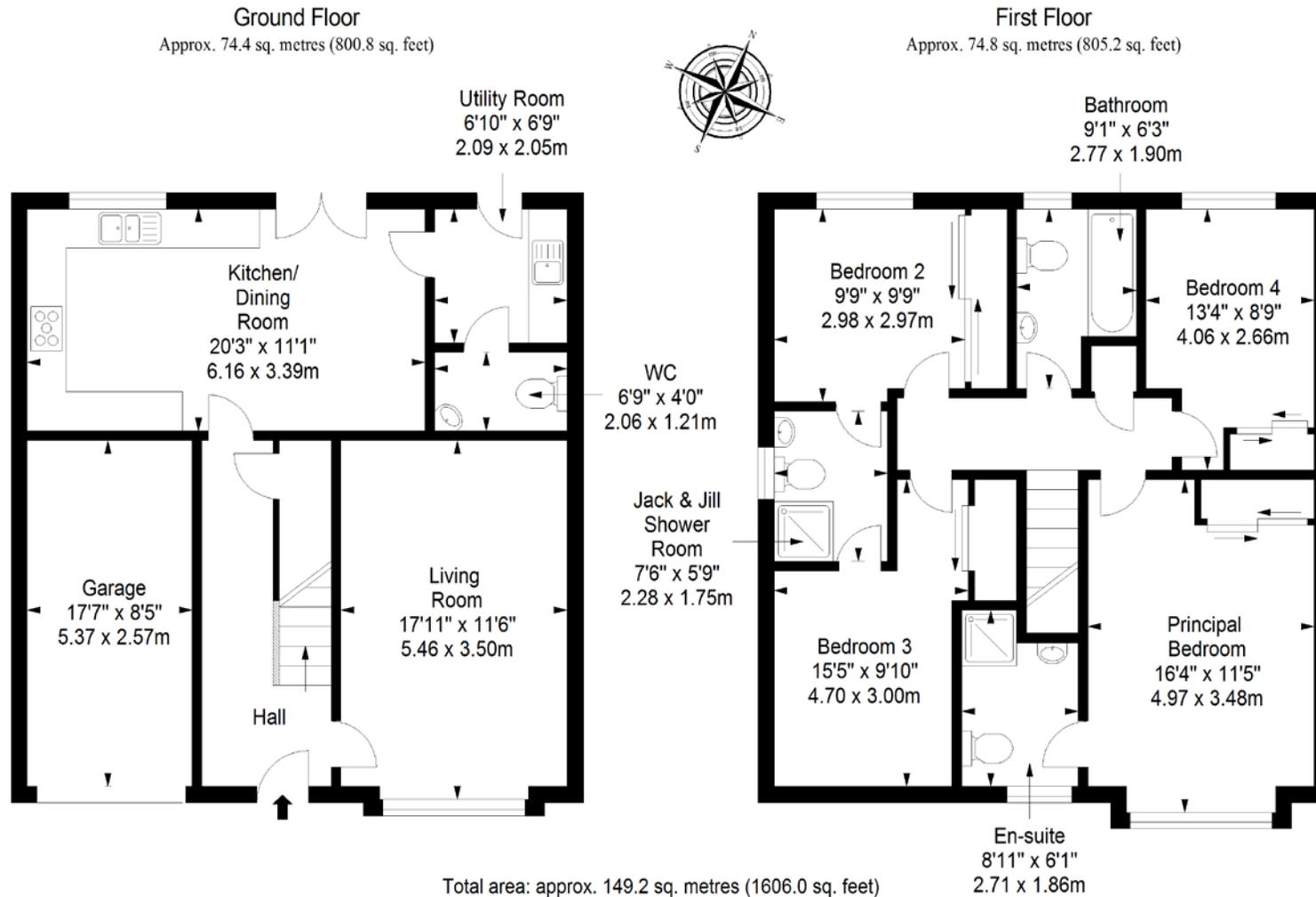




“Offers a picturesque lifestyle in Guardbridge village, close to Fife’s beautiful countryside and coastline”



# Floorplan





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