



11 Spottiswoode Gardens, St Andrews, KY16 8SA

Offers Over £315,000







# 11 Spottiswoode Gardens St Andrews KY16 8SA

**OFFERS OVER**  
**£315,000**

---

11 Spottiswoode Gardens is a detached bungalow set within a popular residential area in need of full renovation throughout and may suit those seeking to restore this property to its full potential. The property benefits from off street parking and is conveniently placed for access to schools, shops and recreational facilities, whilst the historic centre is just a short travelling distance away.

The accommodation is formed over one level comprising: entrance vestibule, main reception hallway with built in cupboard and hatch access to the floored attic, lounge, dining room, kitchen, two double bedrooms and bathroom. The dual aspect lounge has a fireplace and overlooks the front and side garden areas. The dining room has a feature stove and a bay window overlooking the rear garden with a door leading through to the kitchen. The kitchen has floor and wall mounted units with complementary work surfaces whilst a door leads out to the rear porch. The master bedroom features built-in wardrobes. The second double bedroom also benefits from built-in storage. The bathroom suite consists of WC,

wash hand basin, bath and shower cubicle.

The property benefits from gas-fired central heating and double glazing.

Externally, there is a driveway to the side which connects to the detached garage with light and power supply. The front garden has various plants and trees. The enclosed gardens to the side and rear have various plants, trees and shrubberies.

A timber specialist report is available on request.

Rollos highly recommend an early inspection to appreciate the location and potential on offer.







- Detached bungalow
- Lounge
- Dining room
- Kitchen
- Two double bedrooms
- Family bathroom
- GFCH & DG
- Gardens to front, side & rear
- Driveway
- Detached garage

## INCLUDED

All fitted carpets and fitted floor coverings will be included in the marketing price.

## SERVICES

Mains water, drainage, gas and electricity are connected to the property.

## VIEWING

By appointment through our Rollos St Andrews Office  
Telephone: 01334 477700

**COUNCIL TAX BAND F**  
**EPC RATING: D**  
**FLOOR AREA: 1184.03 SQ FT**













## Room Sizes

*Approximate measurements*

Lounge	18'8" x 12'9"
Dining Room	10'6" x 16'0"
Kitchen	8'1" x 14'7"
Porch	7'1" x 5'4"
Bedroom	15'3" x 13'11"
Bedroom	10'11" x 14'0"
Bathroom	10'7" x 9'8"





## GROUND 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor ©2025



**WWW.ROLLOS.CO.UK**

24 hour answering service at all our offices

### CUPAR

67 Crossgate, Cupar,  
Fife KY15 5AS  
T: 01334 654081  
E: cupar@rollos.co.uk

### ST ANDREWS

6 Bell Street, St Andrews,  
Fife KY16 9UX  
T: 01334 477700  
E: standrews@rollos.co.uk

### ST ANDREWS

114 South Street, St Andrews,  
Fife KY16 9QD  
T: 01334 477774  
E: propertyletting@rollos.co.uk

### GLENROTHES

North House, North Street,  
Glenrothes, Fife KY7 5NA  
T: 01592 759414  
E: glenrothes@rollos.co.uk

We are pleased to offer a  
**free valuation and quotation**  
without any obligation.

Contact our Property Department  
at any of our offices.

Rollos and Rollos Property Letting are trading names of Rollos Law LLP. Registered No: S0304168, Registered Office: 67 Crossgate, Cupar, Fife KY15 5AS

Prospective purchasers/tenants should note that unless their interest in the property is intimated to the subscribers following inspection, the subscribers cannot guarantee that notice of the closing date will be advised and consequently the property may be sold/let without notice. The subscribers are not bound to accept the highest/any offers.

You may download, store and use the material for your own use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from our website.