



11 Spottiswoode Gardens, St Andrews, KY16 8SA
Offers Over £315,000



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£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

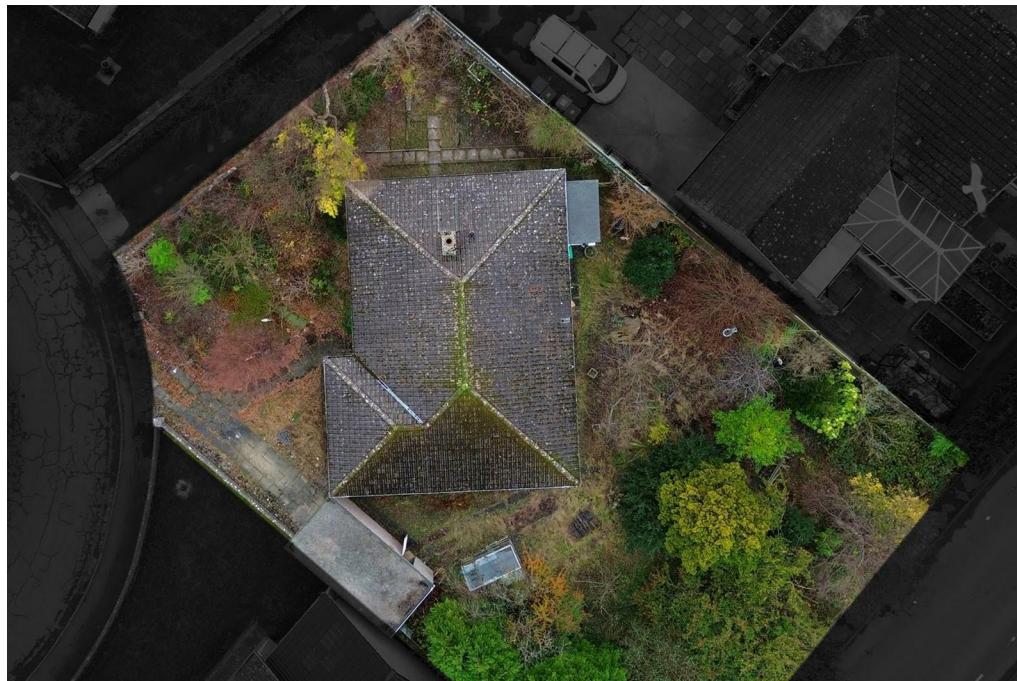
By appointment through our Rollos St Andrews Office
Telephone: 01334 477700

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 herein, measurements of rooms and other areas have been taken from the dimensions of the individual room and not the overall dimensions of the property. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned in the plan have not been tested and no guarantee as to their operability or efficiency can be given.
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free valuation and quotation
without any obligation.

Contact our Property Department
at any of our offices.