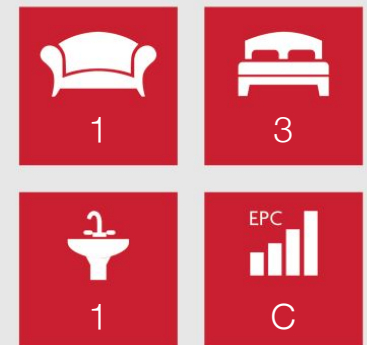




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## 8 Priestden Place

St Andrews, Fife, KY16 8DP





## Property Summary

Set in sought-after St Andrews, this detached bungalow offers bright, well-proportioned accommodation on one level, with excellent scope for modernisation, together with private gardens, a detached garage and a private driveway.

A vestibule opens into a central hall leading to a generous dual-aspect living/dining room with a broad bay window and extensive built-in shelving. The breakfasting kitchen is positioned to the rear with direct garden access and a good amount of floorspace for the new owner to reconfigure. There are three comfortable double bedrooms, all served by a three-piece family bathroom with a shower-over-bath and separate WC. Gas central heating and double glazing add further appeal. The private gardens are substantial with beautiful mature planting, walkways and a lovely outlook. Parking is catered for by a private drive leading to a single garage. Extras: All fitted floor and window coverings and light fittings are included in the sale.

## Features

- Bright and spacious detached bungalow
- Sought-after location in St Andrews
- Bright living/dining room with broad bay window
- Breakfasting kitchen with extensive storage
- Rear hallway with both WC and
- Three comfortable double bedrooms
- Family bathroom with a three-piece-suite
- Lovely mature private front, rear and side gardens
- Detached garage and private driveway
- Gas central heating and double glazing









 [Click here to take a virtual tour](#)





## St Andrews, Fife

World-renowned for its ancient university, golfing heritage and stunning beach, St Andrews attracts more than half a million visitors each year, and is regarded as one of the finest towns and best places to live in Scotland.

Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as 'The Home of Golf' – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe.

Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden.

Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School.

Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes' drive from Dundee and 90 minutes' drive from Glasgow and Edinburgh. Excellent local and intercity bus links serve the town; daily direct flights to London are available from Dundee airport.



# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.



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