



10 Cairnsden Gardens

St Andrews, Fife, KY16 8SQ





Property Summary

Enjoying a desirable residential setting in St Andrews, this detached modern bungalow offers generous single-level accommodation, excellent natural light and attractive wrap-around gardens. Large windows feature throughout, creating bright, welcoming interiors and drawing in views of the surrounding greenery, while the versatile layout offers comfortable living with the convenience of everything arranged on one floor. A vestibule opens into a central hall with useful storage, leading to a generous living room where a large window and a fireplace create an inviting focal point. The dining kitchen provides ample space for everyday meals, with an adjoining utility room adding practicality. A particularly appealing feature is the large sunroom, equally suited to use as dining room, where double-aspect create a seamless connection with the garden.

Features

- Detached modern bungalow in St Andrews
- Generous single-level accommodation
- Vestibule and central hall with storage
- Generous, light-filled living room with fireplace
- Dining kitchen with adjoining utility room
- Large, dual-aspect sunroom/formal dining room
- Four spacious bedrooms
- Family bathroom
- Separate WC
- Private wrap-around gardens
- Detached garage and private driveway
- Gas central heating and double glazing















Four spacious bedrooms are served by a family bathroom and separate WC, offering flexibility for family, guests or home working. The wrap-around gardens extend around the property, providing a choice of outdoor spaces to enjoy. Designed for relatively low-maintenance upkeep, they offer room to relax and entertain without demanding extensive gardening. A detached garage and private driveway provide valuable parking and storage. Well placed for St Andrews' shops, cafés, restaurants, university and renowned golf courses, this appealing bungalow combines a peaceful residential setting with convenient access to the town's amenities.

Extras: All fitted floor coverings, light fittings and integrated appliances are included.



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





St Andrews

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.

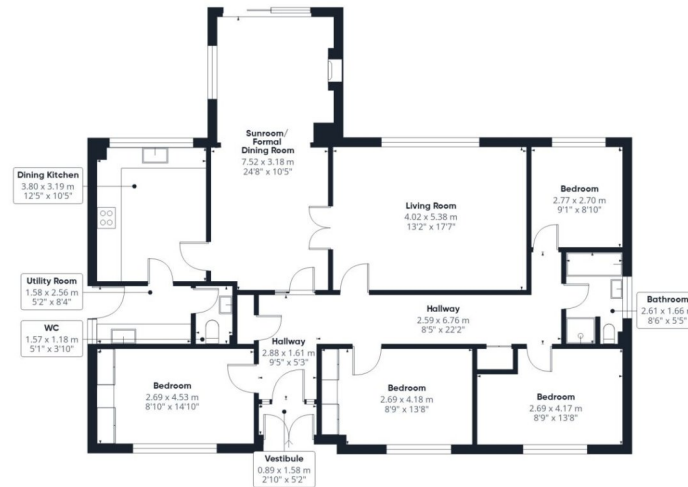
Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafes, coffee shops, delis, greengrocers, butchers and bakeries. Several large supermarkets are also located on the outskirts of 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



Main Floor Building 1



Main Floor Building 2

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Approximate total area⁽¹⁾

143.2 m²
1541 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS



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