

# Bradburne & Co

Chartered Surveyors, Estate Agents

## OUTSIDE

A private driveway is shared from Forbes Place to the property providing car parking outside the double garage. The front garden is surrounded by a Beech Hedge and stone wall with railings. The back garden is surrounded by a wall and fencing with a drying area, landscaped sun terrace and greenhouse with garden shed attached. A separate pedestrian gate leads directly to Strathkinness Low Road.

**Double Garage** 2 up and over doors. Electricity.  
**5.05m x 5.05m**  
**16'6" x 16'6"**

**Greenhouse/ Shed** Timber greenhouse with timber shed attached to the end forming one building.  
**6.6m x 1.52m**  
**21' 7" x 5'**



## VIEWING

Strictly by appointment with the Selling Agents – 01334 479479.

## ENTRY

Entry by mutual agreement.

## SERVICES

Mains electricity, gas, water and drainage.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating Band C.

## COUNCIL TAX

Council Tax Band G. The annual Council Tax payable at present is £2,972.70.

## FIXTURES AND FITTINGS

Integrated kitchen appliances, light fittings and fitted floor coverings are included in the sale.

## ASKING PRICE

Offers over £415,000 are invited.

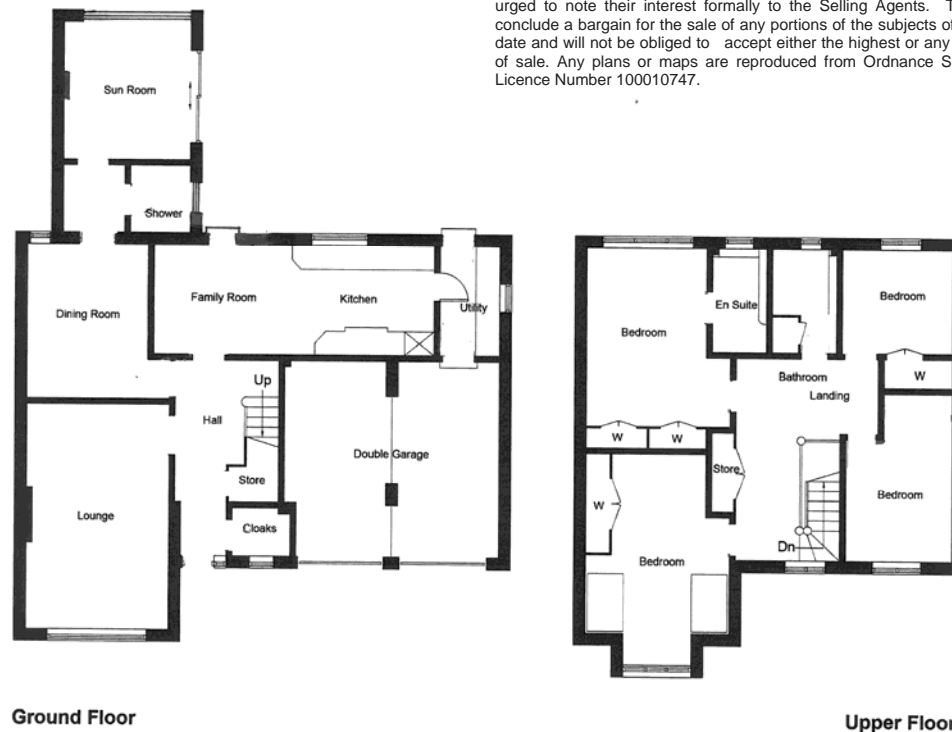
## OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife, KY16 9UN. Fax 01334 474399.

## IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2017 Licence Number 100010747.



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## 2 Forbes Place, St Andrews, Fife



**DETACHED MODERN FAMILY HOME IN FASHIONABLE AREA OF ST ANDREWS  
CLOSE TO PRIMARY SCHOOL AND WALKING DISTANCE OF TOWN CENTRE**

### Accommodation:

Sitting Room, Dining Room, Dining Kitchen/Family Room, Utility Room,  
4 Bedrooms(1 en-suite), Sun Room, Family Bathroom, Shower Room, WC

**Gas Central Heating**  
**Double Glazing**  
**Double Garage**  
**Private Gardens Front & Rear**

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## GENERAL DESCRIPTION

2 Forbes Place is a detached modern family home in a fashionable area of St Andrews.

A central hallway gives access to spacious sitting room, dining room and to the rear is a sun room extension under a tiled roof. Also on the ground floor is the dining kitchen with family area, utility room, shower room and WC.

Upstairs there are four good sized bedrooms (1 en-suite) and a family bathroom.

The kitchen and sun room have doors out to the rear garden. To the side is an integral double garage. In recent years a new gas boiler has been installed and the house has an excellent Band C energy performance.

## SITUATION

St Andrews provides all day to day facilities and amenities including shopping, leisure centres, cinema, theatre, choice of restaurants and world famous University. The Home of Golf also boasts 7 public golf courses and numerous other private courses close by.

Education is well catered for with various primary schools, a secondary school and excellent private education at St Leonards.

St Andrews is extremely accessible by rail (Leuchars 4 miles), by air (Dundee 11 miles and Edinburgh 45 miles) and, of course, by road.

## DIRECTIONS

From the Westport roundabout head west on Argyle Street into Hepburn Gardens. At the mini roundabout turn right into Buchanan Gardens. Continue past David Russell Halls and turn left into Lawhead School Wynd. Turn left into Forbes Place and immediately left into a private mono blocked drive. No 2 is the second house. For route planning the postcode is KY16 9UJ.

## PARTICULARS OF SALE

The property is entered through a hard wood door into:-

**Hallway (W)**  
5.06m x 2.65m  
16'7" x 8'8"  
Cupboard housing electric meter. Lifestyle central heating control. Smoke alarm. Telephone point. Radiator.

**WC (W)**  
1.4m x 1.18m  
4'6" x 3'10"  
Wash hand basin. WC. Mirror.

**Sitting Room (W)**  
5.62m x 3.7m  
18'5" x 12'1"  
Living flame gas fire with marble hearth and timber surround. TV point. Telephone point. Radiator x 2.



**Dining Kitchen/ Family Room (E)**  
7.13m x 2.8m  
23'4" x 9'1"  
Fitted kitchen with wall and base units. Stainless steel 1½ sink and drainer. Bosch gas hob and electric oven with grill. Integrated Zanussi dishwasher, fridge and extractor fan. Bookcase. Radiator.



**Utility Room (S)**  
2.8m x 1.62m  
9'2" x 5'4"  
Worcester gas boiler. Lifestyle programmer. Hatch to attic. Radiator. Door to garage.

**Dining Room (E)**  
3.86m x 3.08m  
12'7" x 10'1"  
Radiator.



**Sun Room (E,S)**  
3.5m x 3.3m  
11'6" x 10'10"  
Gas wall fire. TV point. Radiator.



**Shower Room (S)**  
2.01m x 1.7m  
6'7" x 5'7"  
Fully tiled. WC. Wash hand basin. Shower cubicle with Mira shower. Extractor fan. Heated towel rail.



Stairs leading to:-

**Upper Landing (W)**  
3.78m x 2.17m  
12'4" x 7'1"  
Cupboard housing hot water cylinder. Shelled cupboard. Access to attic. Smoke alarm. Radiator.

**Master Bedroom (E)**  
3.89m x 3.17m  
12'9" x 10'5"  
Built in double wardrobes x 2 with shelves and hanging space. Radiator.



**En-suite (E)**  
2.73m x 1.1m  
8'11" x 3'6"  
Part tiled. WC. Wash hand basin. Shower cubicle with Mira Excel shower. Greenwood extractor. Shaver point. Radiator.

**Bedroom 2 (W)**  
6.7m x 3.47m  
12'3" x 11'4"  
Built in double wardrobe with shelves and hanging space. Radiator.



**Family Bathroom (E)**  
2.78m x 1.97m  
9'1" x 6'5"  
Bath with electric Mira Sport shower over. Built in WC and wash hand basin with cupboards. Greenwood extractor fan. Shaver point. Radiator.

**Bedroom 3 (E)**  
2.75m x 2.75m  
9' x 9'  
Built in double wardrobe with shelves and hanging space. Radiator.



**Bedroom 4 (W)**  
3.11m x 2.7m  
10'2" x 8'9"  
Radiator.

