

# 13 Forbes Place

ST ANDREWS, FIFE, KY16 9UJ



WONDERFUL FOUR BEDROOM  
DETACHED VILLA



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McEwan Fraser Legal is delighted to present this extended four-bedroom home. Internally the accommodation is in excellent decorative order and includes many lovely features.

Entrance to the property is through a solid door which leads to the bright reception hall. The spacious lounge is beautifully decorated and is located to the front of the property with a feature multi fuel log burner. A double bedroom is located to the opposite side of the lounge. The family/ dining room is the hub of the home and is the perfect place for entertaining. The dining area is spacious and has space for a table and eight chairs for more formal dining. The kitchen has a wealth of floor and wall units with a feature AGA as the centre piece. The family three-piece bathroom is also located on the ground floor.

The first floor is reached by a solid wooden staircase which provides access to three further bedrooms. Two of them are double with fitted wardrobes. The master bedroom to the rear of the property has stunning views over fife. A further three piece bathroom is located on the upper level.

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**The Lounge**















**Bedroom 1**







**Bedroom 2**





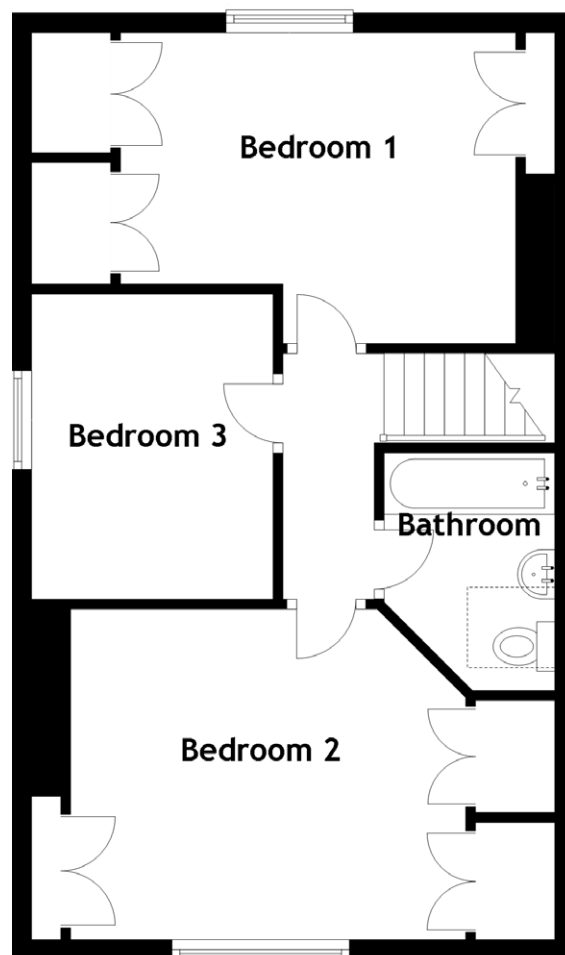
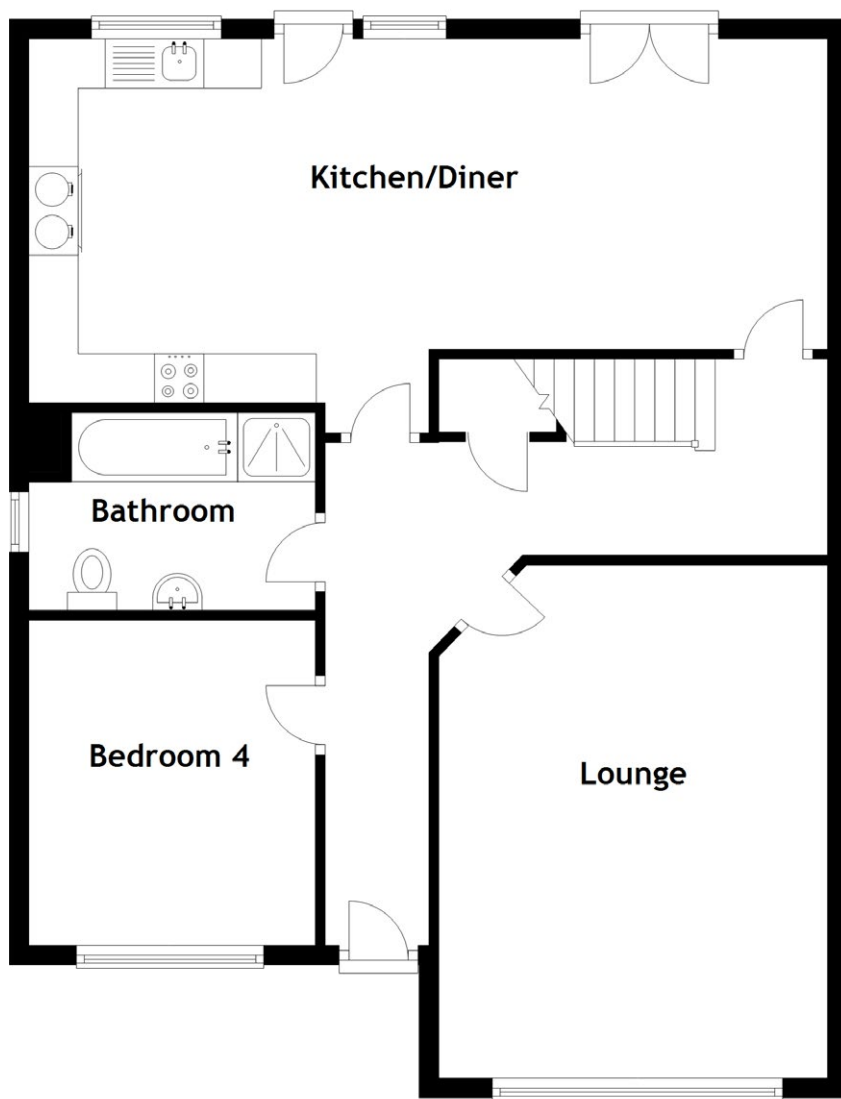


**Bedroom 3**









#### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	8.10m (26'7") x 4.00m (13'1")
Lounge	5.20m (17'1") x 3.90m (12'10")
Bedroom 4	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.00m (6'7")
Bedroom 1	4.00m (13'2") x 3.15m (10'4")
Bedroom 2	4.00m (13'2") x 3.35m (11')
Bedroom 3	3.10m (10'2") x 2.45m (8')
Bathroom	2.41m (7'11") x 1.73m (5'8")

Gross internal floor area (m<sup>2</sup>): 118m<sup>2</sup>

EPC Rating: C



The property also benefits from full double glazing and gas central heating. There are private garden grounds to the front and rear including a large driveway with access to the double garage.

The attractive secluded garden has ample space for outdoor family living.







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St Andrews is renowned worldwide as the 'Home of Golf'. The Old Course is a regular host to the Open Championship. There are now six further golf courses run by the St Andrews Links Trust, including the Castle Course opened in 2009. There are many other golf courses in the area including the Duke's Course, two courses at Fairmount, St Andrews Bay and Kingsbarns.

St Andrews is also well known for its university which is one of the oldest in Britain, founded in 1413. The six hundred years celebrations happened in 2013. The town provides good state schooling at Madras College and private schooling at St Leonards and Dundee High School is within easy reach. The town has a good range of shops, hotels, restaurants and recreational and cultural facilities.

Beyond St Andrews is the East Neuk of Fife, with a spectacular coastline which boasts fishing villages built around picturesque harbours and a famous prize-winning sandy beach and a beach with rock pools. Access by rail, road and air is good. Leuchars railway station (four miles) is on the main Aberdeen to London line and provides a fast link to Dundee and Edinburgh.

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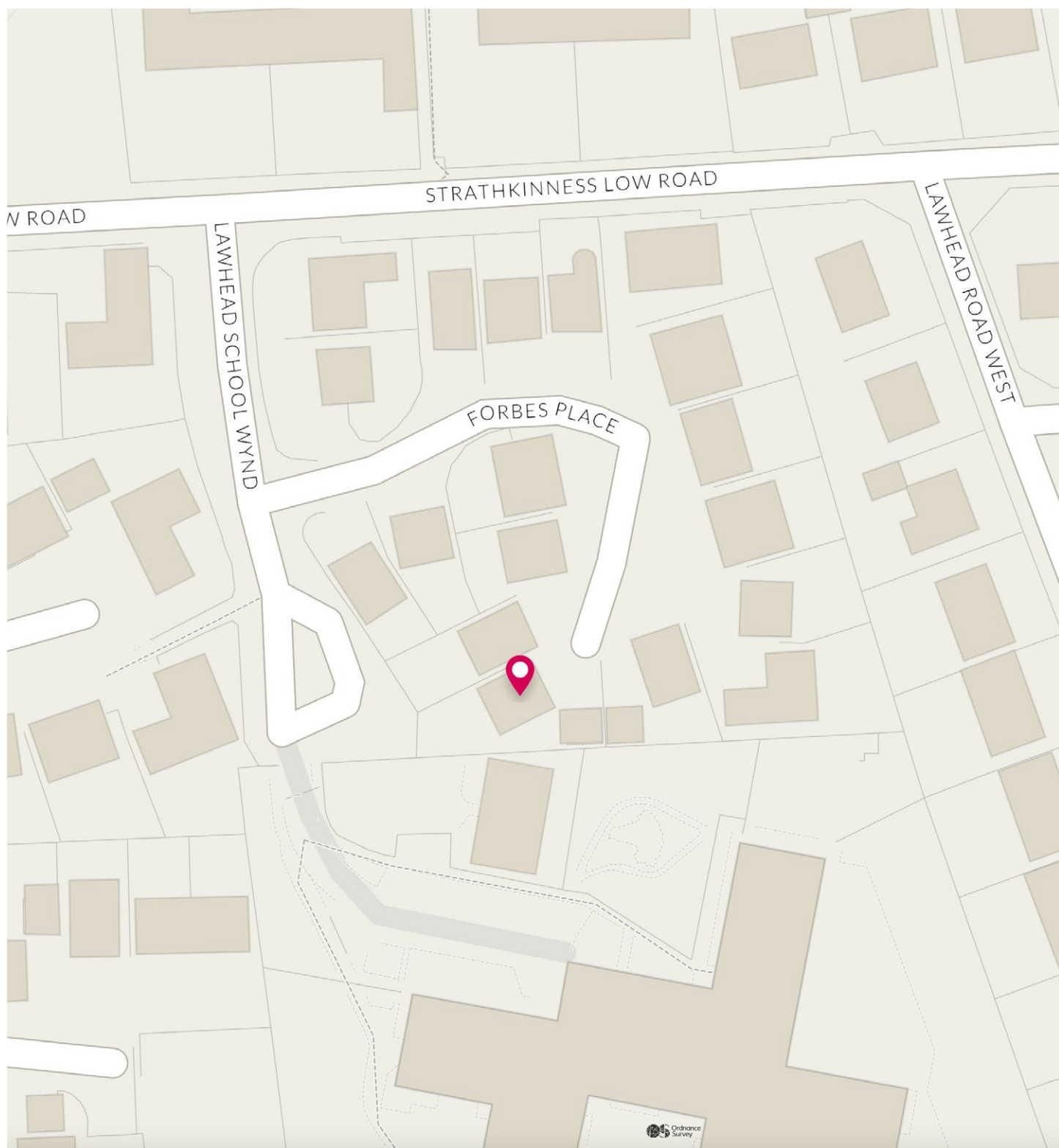


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