



**22 Forrest Street, St. Andrews, KY16 8HR**

**Offers Over £265,000**



Well-Presented 3 Bedroom Link Semi-Detached Villa in a CUL-DE-SAC with an OPPORTUNITY TO EXTEND, located in the UNIVERSITY TOWN of St Andrews 'The Home of Golf'. Within walking distance or short drive of the town centre providing all essential amenities including Primary/Secondary education, shops, and restaurants with the Beautiful Sandy Beaches and several World-Renowned Golf Courses nearby for recreation. Accommodation: Hall, lounge dining room, kitchen, 3 double bedrooms, box room and a bathroom. DG. GCH. Gardens. PERSONAL PROPERTY and LOCATION TOUR available online.



## LOCATION

One of Europe's finest towns St Andrews is a place of history, culture, learning, a wonderful coastal resort and the world's home of golf. Blessed with a plethora of shops and restaurants which are unrivalled anywhere in Scotland in terms of consistent high quality it's the perfect lifestyle choice. Home to the University of St Andrews which is ranked top in Scotland, the Royal and Ancient Golf Club which oversees most of the rules of golf worldwide and many golf courses including "The Open Championship" golf course which is ranked among the finest in the world it's truly a place that will take your breath away. Finally, the beautiful sandy beaches as seen in the film "Chariots of Fire" and the Fife Coastal Path make this the ideal destination of many film stars, celebrities and politicians.

## DIRECTIONS

Please contact agent for further information.

## HALL

Access is via a UPVC door with opaque double-glazed window leading into the lower hallway. Carpeted stairs leads to the upper landing with under stair cupboard providing storage space. Coving. Radiator. Carpeted.

## LOUNGE DINING ROOM

19'10" x 13'2" (6.06m x 4.03m)

Bright lounge dining room with double-glazed window to the front. Fireplace with an electric fire set on a tiled hearth. Ample space to create separate lounge and dining areas. Coving. 2 radiators. Carpeted. Doorway to the kitchen. Sliding patio door leads to the rear garden and provides additional natural light to the dining room.

## KITCHEN

7'6" x 10'5" (2.29m x 3.19m)

Fitted kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated gas hob with extractor fan above, oven below, fridge/freezer and a dishwasher. Double-glazed window to the rear overlooking the garden. Vinyl flooring.

## UPPER LANDING

Hatch provides access to the roof space. Box room with a double-glazed window to the front houses the gas central heating combi boiler with additional storage space. Coving. Carpeted.

## BEDROOM 1

13'5" x 10'6" (4.09m x 3.22m)

Spacious double bedroom with double-glazed window to the front. Radiator. Carpeted.

## BEDROOM 2

13'4" x 9'0" (4.08m x 2.76m)

Additional double bedroom with double-glazed window to the rear. Radiator. Carpeted.

## BEDROOM 3

9'1" x 8'0" (2.77m x 2.45m)

Further double bedroom with double-glazed window to the rear, ideal for use as a good-sized single bedroom or home office. Radiator. Carpeted.

## BATHROOM

6'2" x 5'5" ( 1.88m x 1.66m)

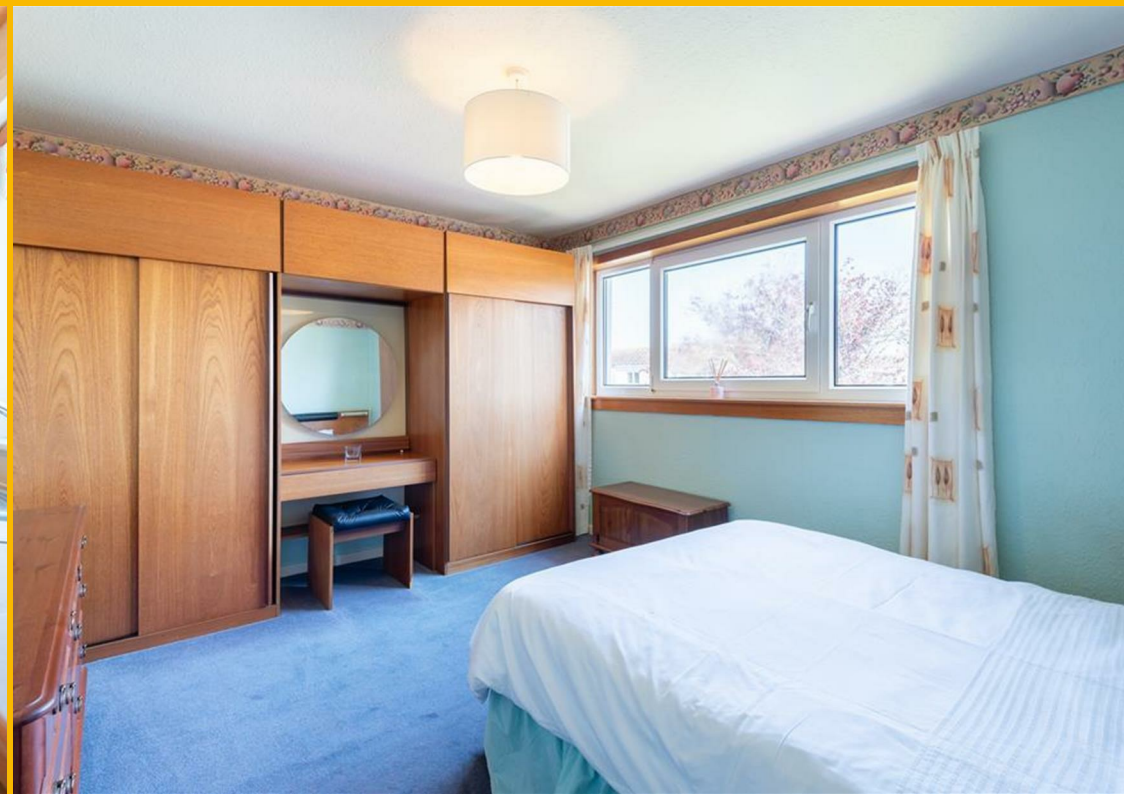
3-piece suite comprising: W.C, wash hand basin and a bath with an electric shower unit above. Opaque double-glazed window to the rear. Fully tiled. Radiator. Vinyl flooring.

## GARDEN

To the front of the property is low maintenance laid with gravel and contains established shrubs and trees enclosed within a brick surround with a metal gate. To the side of the property is a pend with potential to develop the property further, utilising this space for extension subject to relevant planning consent. From the pend is a timber gate providing access to the rear garden. The rear garden is paved providing a low maintenance space ideal for garden furniture to relax and enjoy time in the sun with family and friends. An outbuilding and timber shed provide ample outdoor storage space.

## AGENTS NOTES

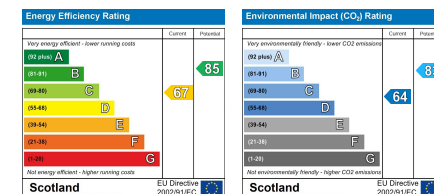
Please note that all room sizes are measured approximate to widest points.







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