



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

**Offers Over £225,000**



FANTASTIC 2 Bedroom SPACIOUS End Terraced Villa with a PRIVATE GARDEN located in the UNIVERSITY TOWN of St Andrews 'The Home of Golf'. Situated within close proximity to the town centre providing all essential amenities including shops, cafes and restaurants with health / leisure facilities and Primary / Secondary Schools nearby. Close to the Fife Coastal Path, Stunning Beaches and several World Renowned Golf Courses. Accommodation: Hall, living room, kitchen, 2 double bedrooms and a bathroom. DG. GCH. Garden. PERSONAL PROPERTY 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 is 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 is 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 an opaque double-glazed inlet leading into the lower hallway. Cupboard provides shelving/hanging/storage space. Carpeted stairs with a timber balustrade leads to the upper landing. Radiator. Engineered hardwood flooring.

## LIVING ROOM

16'6" x 10'10" (5.04m x 3.32m)

Spacious living room with double-glazed windows to the rear overlooking the garden. Cupboard provides shelving/storage space. Radiator. Laminate flooring.

## KITCHEN

13'3" x 8'1" (4.04m x 2.47m)

Galley style kitchen comprising: Wall mounted, floor standing units with contrasting worktops and tiled splashbacks. Integrated appliances include a gas hob, extractor fan and an oven below. Double-glazed window to the rear overlooking the garden. Radiator. Tiled flooring. UPVC door leads to the rear garden.

## UPPER LANDING

Double-glazed window to the side. Hatch provides access to the roof space. Cupboard houses the hot water tank and the gas central heating system boiler. Carpeted.

## BEDROOM 1

13'2" x 9'9" (4.03m x 2.99m)

Good-sized double bedroom with a double-glazed window to the rear. Built-in wardrobe provides shelving/hanging/storage space. Radiator. Carpeted

## BEDROOM 2

13'2" x 9'4" (4.02m x 2.85m)

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

## BATHROOM

6'4" x 6'2" (1.94m x 1.90m)

3-piece suite comprising: W.C, wash hand basin and a bath with a folding screen and an electric shower unit above. Opaque double-glazed window to the side. Partially tiled. Heated towel rail. Laminate flooring.

## GARDEN

The private garden to the rear is fully enclosed within a timber fence surround. The garden is low maintenance laid with paving and gravel with ample space to add borders to fill with plants and shrubs. Good-sized timber shed and an outbuilding provide storage space. A timber gate to the rear provides easy bin access to and from the street.

## AGENTS NOTES

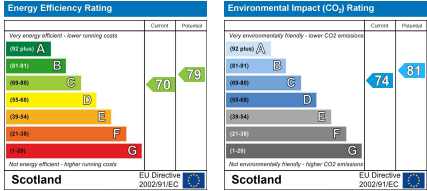
Please note that all room sizes are measured approximately to the widest points.











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