



**12 FORBES PLACE**  
ST. ANDREWS, FIFE







## 12 FORBES PLACE, ST. ANDREWS, FIFE

**Detached property in lovely residential setting on the edge of the popular town of St Andrews**

St Andrews Town Centre 1 mile ■ Dundee 14 miles ■ Edinburgh 50 miles

### Offers Over £465,000

- 2 reception rooms. Conservatory. 4 bedrooms (1 en suite), bathroom.
- Detached home set in an established residential area of St Andrews.
- Gardens to front and rear.
- Detached double garage.
- Monoblock parking area.
- Edge of town setting excellent for commuting.

**Galbraith**

Cupar  
01334 659980  
cupar@galbraithgroup.com





### SITUATION

12 Forbes Place stands in a lovely residential location on the western edge of the popular town of St Andrews. Just a 20 minute walk from the bustling town centre of St Andrews, which offers an excellent range of facilities. 12 Forbes Place is also very well placed for speedy access to Cupar, Dundee and the East Neuk. In terms of local amenities, St. Andrews town centre is just a few minutes drive from the house. St. Andrews, the ancient and historic university town renowned world wide as the Home of Golf offers a fine cosmopolitan mix of shops, restaurants, pubs and the like. The flourishing city of Dundee is approximately 20 minutes to the north which is already home to Scott's RSS Discovery and now benefits from the V & A Museum and provides a comprehensive offering of city shops, services and amenities with Edinburgh about an hour's drive to the south.

The glorious rolling Fife countryside and coastline around St Andrews is home to an array of wildlife and, for the outdoor enthusiast, offers ready access to a wide range of recreational activities including walking, riding, cycling and golf. There are many highly rated golf courses with easy reach including the plethora of top courses in and around St. Andrews including the Old Course, which regularly hosts the British Open. Challenging fishing and shooting may be taken locally with the wide open spaces of the Lomond hills and several lovely beaches including St. Andrews, Tentsmuir, Kingsbarns, Crail and Elie all also within reach. In terms of day trips there are a number of National Trust for Scotland properties in the area including Falkland Palace, Hill of Tarvit and Kellie Castle, while the pretty fishing villages of Fife's East Neuk are only a short drive to the south.

Good state schooling is available locally and Lawhead Primary School is a short distance from the property. Private schooling is provided at St. Leonards in St. Andrews along with the High School of Dundee. There are railway stations in Leuchars, Cupar and Ladybank with Edinburgh Airport about an hour to the south. The busy regional airport at Dundee also offers a good range of short-haul flights.













### DESCRIPTION

Completed in June 1999 12 Forbes Place offers spacious accommodation in a lovely established setting. The house is approached from a monoblock driveway which leads up to the main entrance of the property and also up to the double garage. Internally the accommodation offers spacious, flexible and well-proportioned accommodation over two levels extending to about 130 sqm. The ground floor accommodation is centred round the main hallway and gives access to the sitting room which has a flame effect gas fire and bedroom 4, both of which are to the front of the property. The generous sized bathroom has a separate shower. The kitchen has ample space for a dining table and has a door leading to the dining room and also to the conservatory. A staircase leads up to the first floor where the 3 bedrooms and en-suite complete the accommodation.

### ACCOMMODATION

Ground Floor: Sitting Room. Dining Room. Breakfasting Kitchen. Conservatory. Bedroom 4. Family Bathroom.

First Floor: Three bedrooms (one en-suite shower room).

### GARDEN

To the front of the property the garden is lawned with trees and shrubs. There is a large monoblock drive which accommodates up to 4 cars and leads to the double garage which has light and power and gives access to the rear garden. The rear south facing sunny garden is fenced and has a patio area and is mainly laid to lawn.

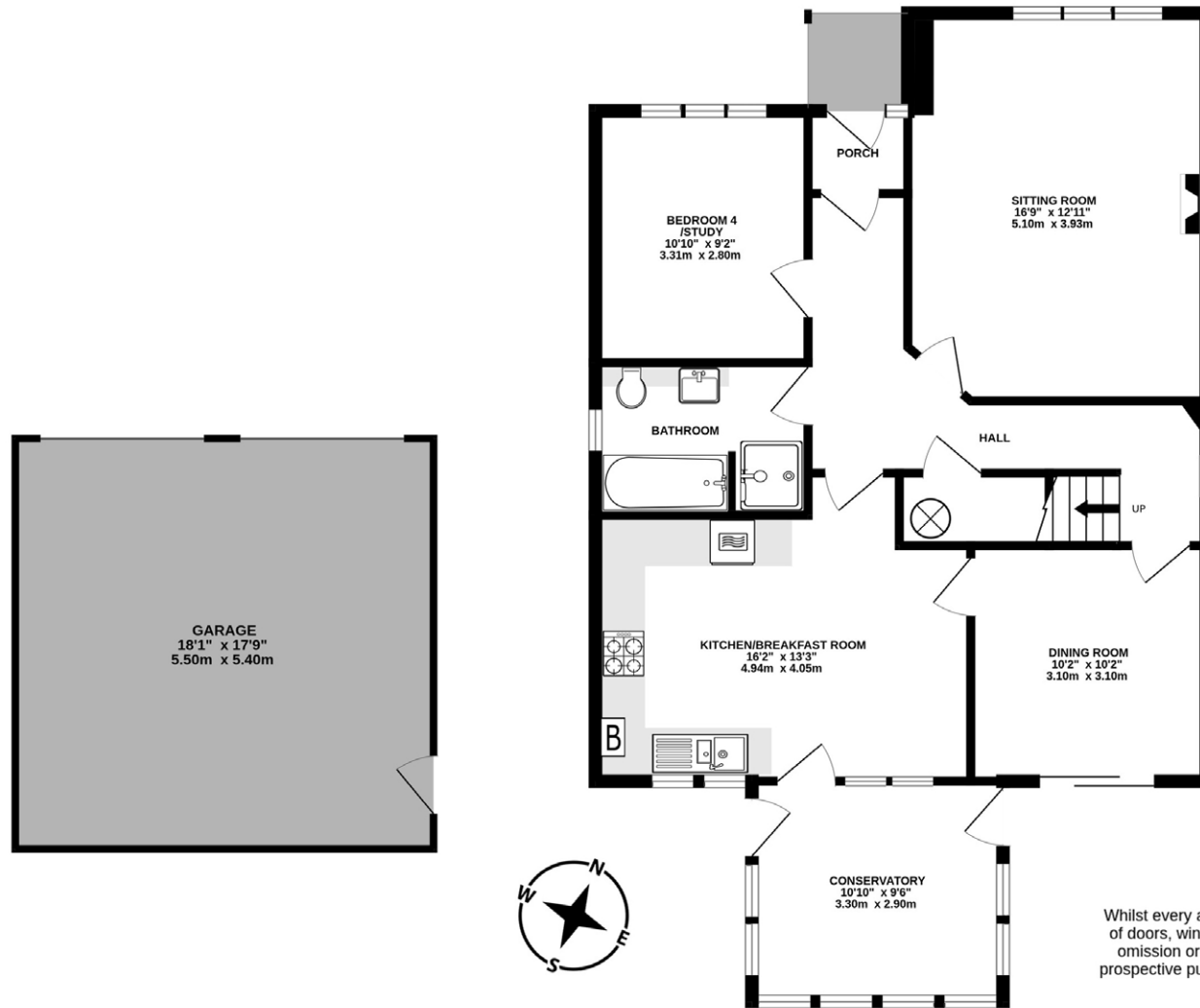




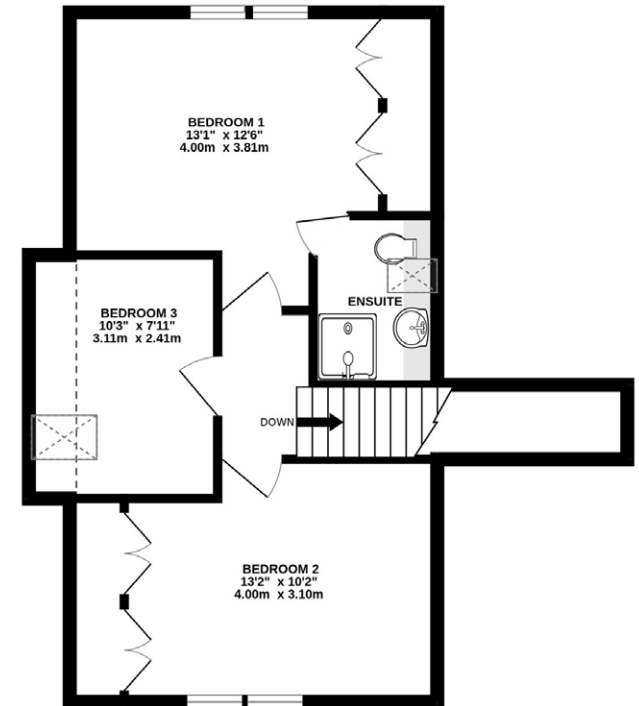




GROUND FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

| Water | Electricity | Drainage | Tenure   | Heating | Council Tax | EPC | Broadband | Mobile |
|-------|-------------|----------|----------|---------|-------------|-----|-----------|--------|
| Mains | Mains       | Mains    | Freehold | Gas     | Band F      | C   | FTTC      | Yes    |

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

KY16 9UJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///host.whisker.pixel

FIXTURES AND FITTINGS

All white goods in the kitchen and all curtains are included in the sale. No other items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider ‘First AML’ will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in January 2025.







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