




McEwan Fraser Legal

Solicitors & Estate Agents

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Hendry Hall, 40 Kirk Wynd

KIRKCALDY, FIFE, KY1 1EH



Kirkcaldy, Fife

A unique Scottish Baronial home, restored in 2011 with all the modern comforts

Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College. A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre.

One of the great attractions of Kirkcaldy is its excellent commuter network with a train station and good arterial connections to Edinburgh (25 miles), Glasgow (46 miles), Dundee (29 miles), Perth (35 miles) and Edinburgh Airport (18 miles). There there are also further train links to London Kingscross. All of which are within easy access via road and rail.

For those who enjoy the outdoors Dunnikier Park which has a cricket club, Ravenscraig Park and Beveridge Park with a boating lake, skateboard area, rugby ground and many woodland walkways. There is also a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink and two golf courses. This property is also just a short walk away from Kirkcaldy's beaches, providing leisurely walks and amazing views.

Hendry Hall

McEwan Fraser Legal are thrilled to present to the market this totally unique residence in the heart of Kirkcaldy. This is one for true aficionados of fine Scottish architecture, someone who will appreciate the volumes and quality of the accommodation on offer.

Dated 1890 this amazing home was formed from a rectangular-plan Scottish Baronial church hall, session house and beadle's house. Crowsteps, corner tower and bartizan, bellcote, corbelling and a griffon rainwater head are all present in this wonderful example of Scottish Baronial architecture.

The Principle elevation is delightful with steps up to deep-set timber door with letterbox fanlight and strapwork pediment with the entwined initials 'DH' and the date '1890' above the front door of the property.

Externally the property boasts many amazing aesthetic features such as a carved panel in the gablehead, a ball spiled conical-roofed corbelled turret, a decorative rainwater head, with circular moulding breaking eaves and an amazing bartizan just above the rear entrance to the property.







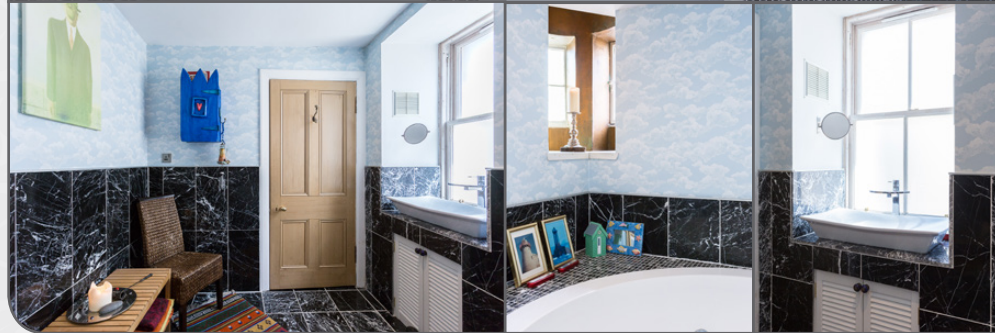
Bedroom

The property was sympathetically restored in 2011 to a very high standard and retains most of the original features which help give this property such a unique charm. These features include the carved altar, solid oak flooring, open fireplace, stained glass windows and cornice remain in the open plan living area with vaulted ceiling. The current configuration offers a large and stylish kitchen with a Rayburn stove on the ground floor. This floor also features the one large double bedroom and the slate tiled wet room.

A bespoke Ash and Mahogany staircase rises to the upper level with elegant volumes and vaulted ceiling. This area has been kept open-plan with original fireplace and stained glass windows. Also on the upper level is a bathroom with a large round spa bath. The turret provides a space for the candles to be lit that turns this into a little haven from the world. There is underfloor heating on the ground floor and the main living area on the first floor is ingeniously heated by the skirting board.

Only viewing will fully appreciate all this wonderful detached home has to offer.

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Specifications

*Approximate Dimensions
(Taken from the widest point)*

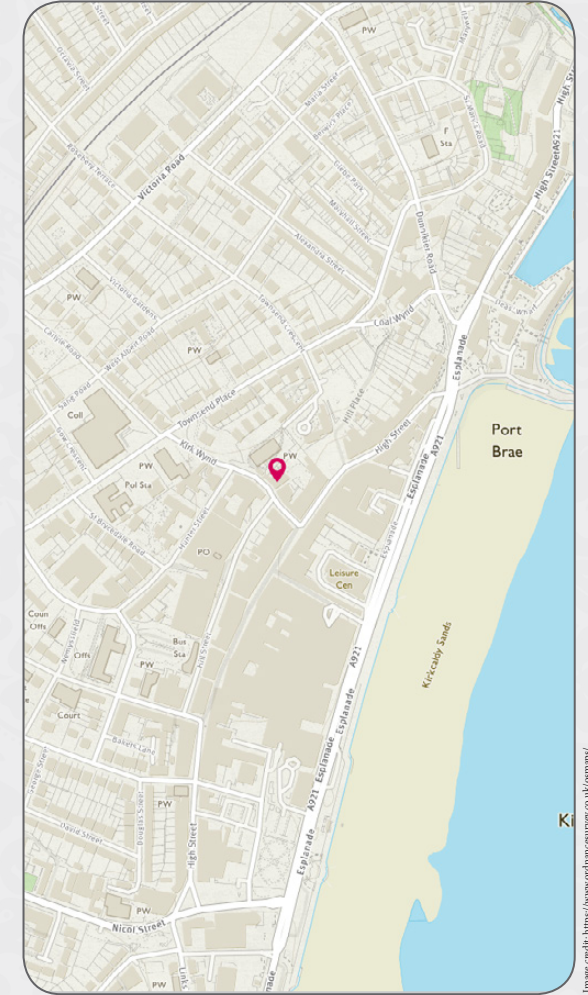
Lounge	9.80m (32'2") x 5.50m (18'1")
Kitchen	6.07m (19'11") x 3.80m (12'6")
Bedroom	4.00m (13'1") x 3.56m (11'8")
Bathroom	3.72m (12'3") x 2.34m (7'8")
Wet Room	2.70m (8'10") x 1.60m (5'3")
Attic	3.60m (11'10") x 1.50m (4'11")

Gross internal floor area (m2)

102m²

EPC Rating

F





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Part
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