



Orchard Croft



... this amazing home with upper floor sea views was once a Merchant's house ...



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Built circa 1685/1720, this amazing home with upper floor sea views was once a Merchant's house. Substantially remodelled late 18th century and then again in the 1900s before being converted to one house in the 1990's. The house carries a category B listing. Split over three levels, this home has seen life latterly as a private school and now requires a new life. For lovers of period property, this is a must-see. Elegant proportions mixed with neuks and crannies are all part of the charm this home has to offer.

There are approximately 430sq m of habitable space including a studio for you to explore and this would ideally suit a large or extended family. Ideal for two households to cohabit with each having their independent entrance and living quarters. The gardens are charming and the drive is large enough for several vehicles. There is also a double garage.

Access from Quality Street takes one into the ground floor; hall, lounge, three bedrooms, dining kitchen, bathroom, utility room, two toilets and boiler store. This is ideal for extended family members to have independent living arrangements whilst being part of the larger family home.

Mid Level: entrance from the drive to the rear with vestibule, stairs leading to the upper hall, lounge, dining room, kitchen, two bedrooms, an office, dressing room and shower room with utility space.

Top Level: landing/hall, lounge, three bedrooms, two separate bathrooms and a dressing room.

















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offer















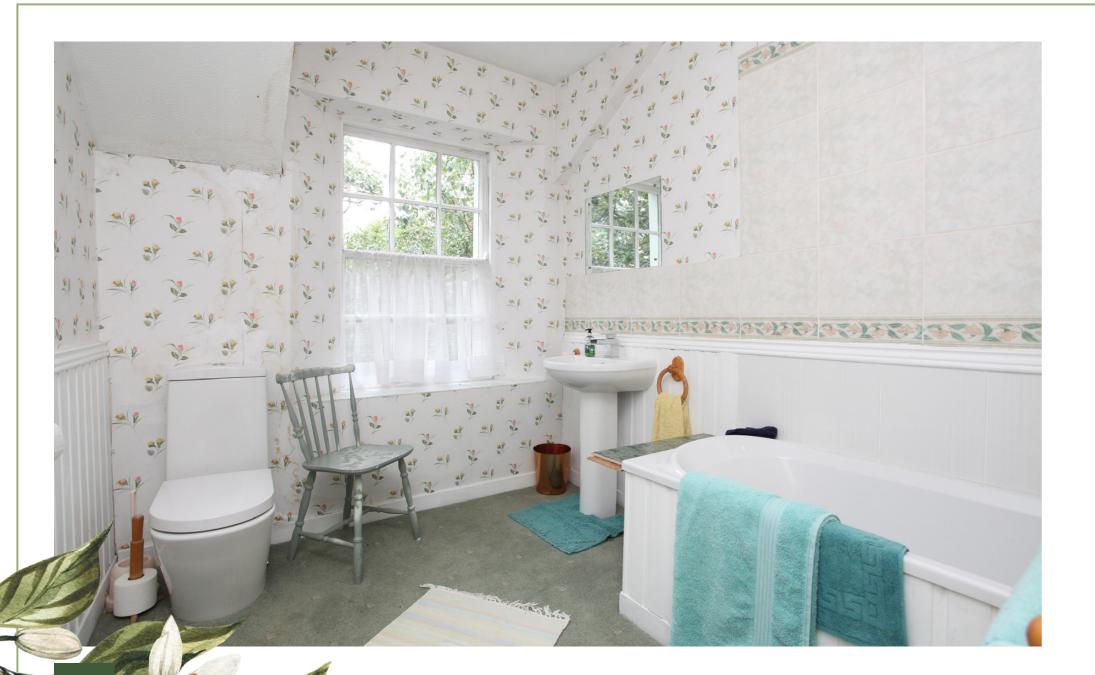


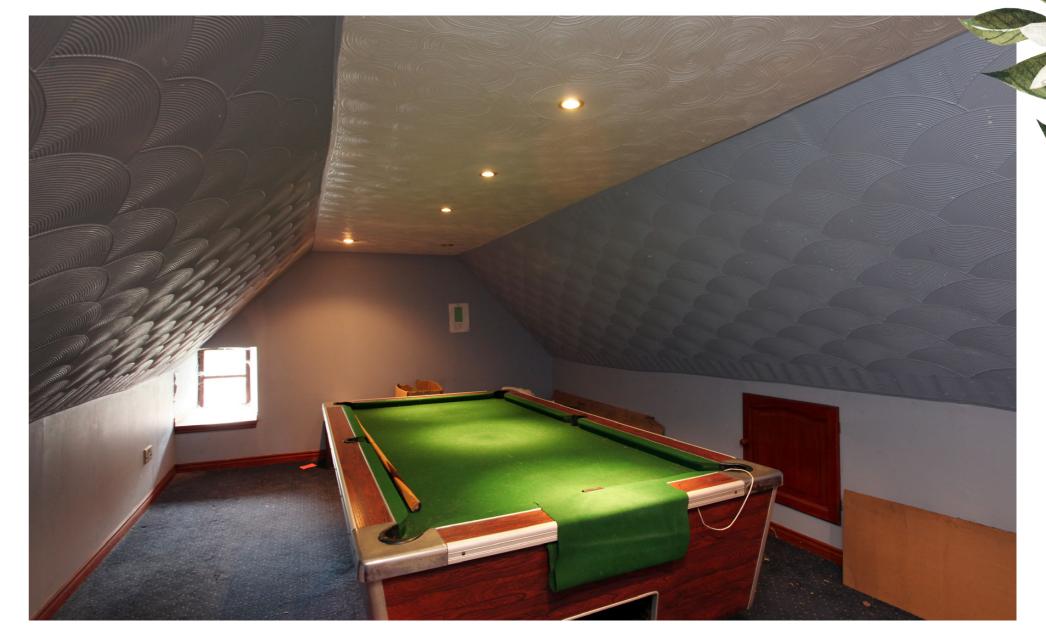


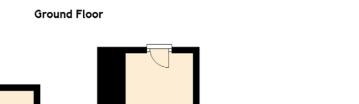


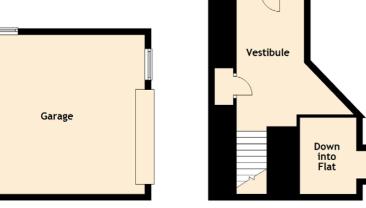




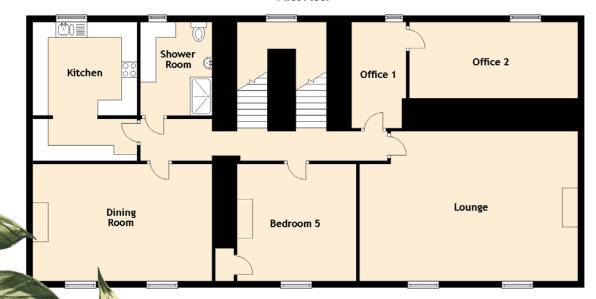


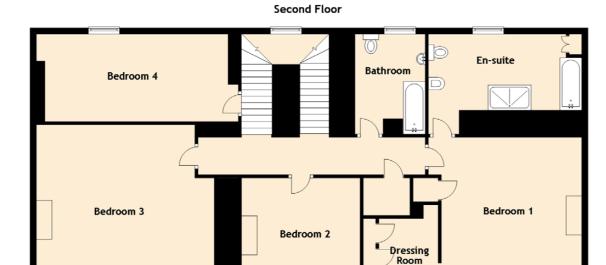


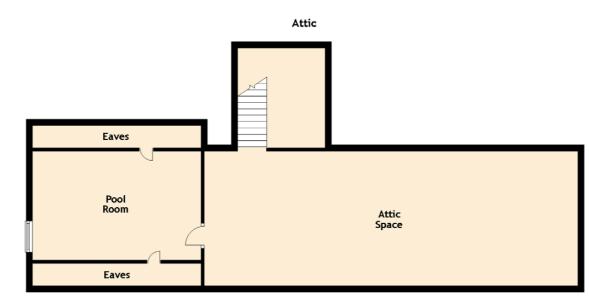




First Floor







Approximate Dimensions (Taken from the widest point)

First Floor
Lounge 7.00m (23') x 4.80m (15'9")
Kitchen 4.45m (14'7") x 3.35m (11')
Dining Room 6.00m (19'8") x 4.15m (13'7")
Bedroom 5 3.82m (12'6") x 3.75m (12'4")
Office 1 3.40m (11'2") x 1.75m (5'9")
Office 2 5.40m (17'9") x 2.45m (8')
Shower Room 3.00m (9'10") x 2.30m (7'7")

Second Floor

 Bedroom 1
 4.80m (15'9") x 4.50m (14'9")

 Dressing Room
 2.50m (8'2") x 2.40m (7'10")

 En-suite
 4.75m (15'7") x 3.20m (10'6")

 Bedroom 2
 3.80m (12'6") x 3.70m (12'2")

 Bedroom 3
 5.70m (18'8") x 5.10m (16'9")

 Bedroom 4
 6.00m (19'8") x 2.80m (9'2")

 Bathroom
 3.20m (10'6") x 2.25m (7'5")

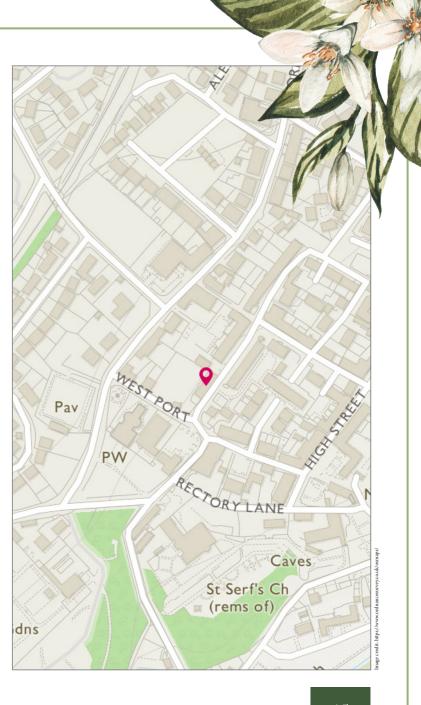
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Pool Room 5.40m (17'9") x 3.50m (11'6")

Garage 5.40m (17'9") x 5.10m (16'9")

Gross internal floor area (m²): 398m² (Including Flat)

EPC Rating: E







ideal for extended family
members to have independent
living arrangements















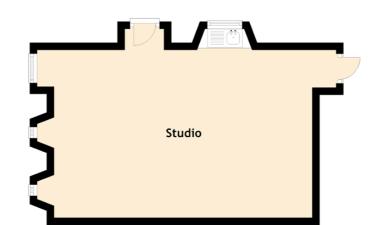


Approximate Dimensions (Taken from the widest point)

5.00m (16'5") x 4.80m (15'9") Lounge Kitchen 3.33m (10'11") x 3.00m (9'10") Bedroom 1 3.70m (12'2") x 3.50m (11'6") Bedroom 2 4.80m (15'9") x 3.30m (10'10") Bedroom 3 6.52m (21'5") x 2.40m (7'10") Shower Room 3.00m (9'10") x 2.00m (6'7") 2.20m (7'3") x 2.20m (7'3") WC 2.20m (7'3") x 1.70m (5'7") Store

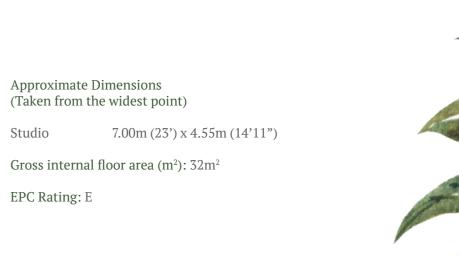
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Dysart

Dysart is set in a beautiful coastal location with panoramic views over the Forth adjacent to the town of Kirkcaldy. For the commuter, Dysart has swift access onto the A92 road link to Edinburgh, and there is a mainline railway station in Kirkcaldy with regular services to Edinburgh and the North. Kirkcaldy itself enjoys a wealth of amenities including a shopping centre, hotels, pubs, golf courses, restaurants, cinemas, theatre, sport and leisure centre, primary and secondary schooling. 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-east of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. In addition, Kirkcaldy has four secondary schools and twelve primary schools. One of the great attractions of Kirkcaldy is its excellent commuter network with a railway station and good arterial connections to Edinburgh (twenty-five miles), Glasgow (forty-six miles), Dundee (twenty-nine miles), Perth (thirty-five miles) and Edinburgh Airport (eighteen miles) are all 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 a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.





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