



## FORDELL'S LODGING

*16-18 Church Street, Inverkeithing, Fife, KY11 1LQ*



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Design-led contemporary living, within a statement 17th Century townhouse, situated in the heart of Inverkeithing – one of Fife's ancient Royal Burgh's, known for its transport links into Edinburgh City Centre and Railway Station on the national East Coast line.

Fordell's Lodging has been the focus of a superlative renovation project, which has seen the building beautifully restored and upgraded, to offer luxurious contemporary living in a dramatic period setting.

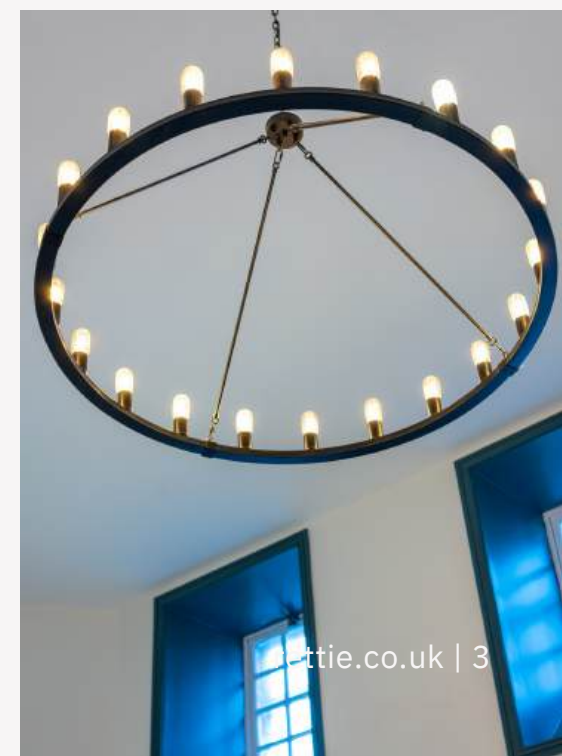
### Summary of Accommodation

Entrance Hall, open-plan Living/Dining Room and Kitchen, Turret, Double Bedroom, and Shower Room.

Principal Bedroom, Double Bedroom, Family Bathroom, Hallway, and Utilities Cupboard.

Neatly presented curtilage including a side return with space for small terrace/seating area, bounded by traditional wrought-iron railings.

*Edinburgh City Centre 13.5 miles, Edinburgh Airport 11 miles,  
Glasgow City Centre 46 miles.  
(All distances are approximate)*



## Situation

The historic town and Royal Burgh of Inverkeithing is located approximately one mile to the North of the Queensferry Crossing, the southern gateway to Fife. Proudly positioned on Church Street, Fordell's Lodging is located within walking distance of the local amenities, which include convenience stores, bank, post office, butcher and chemist, as well as Inverkeithing Railway Station, and Ferrytoll Park and Ride Bus Station.

Dunfermline, which was granted city status as part of Queen Elizabeth II's Platinum Jubilee celebrations, boasts High Street shops, the Kingsgate Shopping Centre, restaurants and cafes, and additional professional and banking facilities, supermarkets, and retail parks. The city's Alhambra Theatre and Carnegie Hall attract an eclectic range of acts, including celebrated musicians and comedians, while , on the outskirts, Fife Leisure Park hosts a cinema, a bowling alley and a varied array of popular chain restaurants.

The area's proximity to the Capital and excellent connections into the arterial motorway and transport network of Central Scotland have cemented its popularity with commuters to Edinburgh and many other parts of the Central Belt. There is remarkably easy access into the M90, which travels North to Perth and Dundee, and South towards Edinburgh, via the Queensferry Crossing. Edinburgh offers all the cultural experiences and cosmopolitan facilities which you would expect of a capital city, while Glasgow is also within commuting distance. Significantly, Inverkeithing Railway Station is positioned on the main East Coast line and the Fife Circle Line. The station offers commuter trains to Edinburgh, which reach Haymarket Station in as little as 17 minutes, as well as LNER express services to London's Kings Cross and services to Glasgow. Edinburgh International Airport is approximately an 11 mile drive from the property and it is also accessible by public transport.

Schooling is available within Inverkeithing from nursery to senior level and Edinburgh, Fife and Perthshire offer a wider range of schools in the private sector. The Kingdom of Fife' and neighbouring Kinross/Clackmannanshire offer a wealth of pleasant scenery to enjoy, with the Fife Coastal Path, the Ochil Hills and Loch Leven, all within easy reach. The area is rich in world-class Golf courses, including the championship courses at Gleneagles Hotel Resort and the string of links courses along Fife's East Neuk, amongst them St Andrews' Old Course; the fabled "Home of Golf". Nearby, Aberdour, dubbed the 'Jewel of the Forth', is a popular village with splendid views over the Firth of Forth, to Inchcolm Island, which boasts a picturesque Harbour, home to Aberdour Boat Club, and is perhaps most well-known for its beaches, of which one, Silver Sands, is one of Scotland's six "Blue Flag" beaches.





### General Description

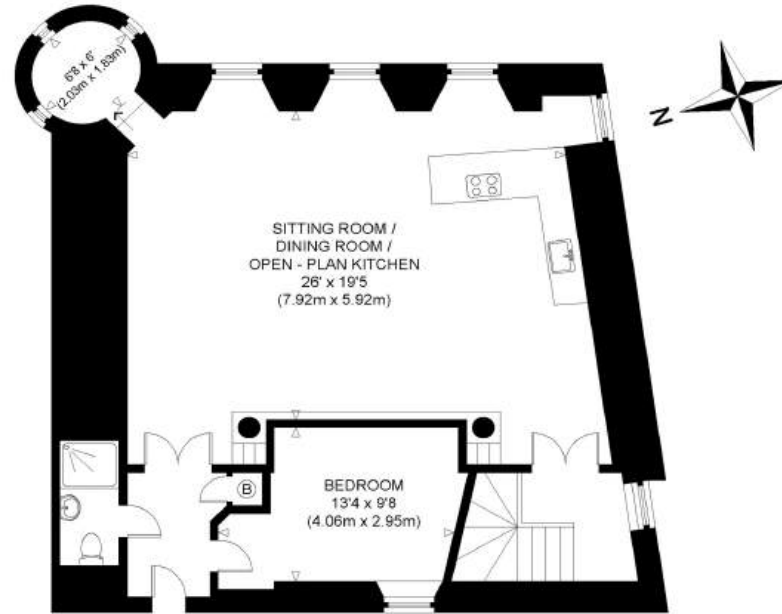
Fordell's Lodging is an architecturally distinguished and Grade A-listed detached house, which is believed to date in the main to 1666-1671. Considered a fine example of 17th Century Scottish architecture, it has a rich and intriguing history and a prominent place in the heritage of the former Royal Burgh of Inverkeithing. Notably, it is thought to have been originally built to serve as a secondary residence for a Scots nobleman of the Stuart period, Sir John Henderson of Fordell, 1st Baronet Henderson of Fordell (Nova Scotia), whose main residence was nearby Fordell Castle.

Proudly positioned on Church Street, the statuesque façade of Fordell's Lodging has great presence, with its striking 2-stage angle turret, traditional ochre tinted harling and crowstepped gables. Orientated to face Southeast, the two and a half-storey building has an elevated outlook over the settlement, offering views across the impressive frame of Inverkeithing's historic Parish Church and glimpses of the outlying countryside.

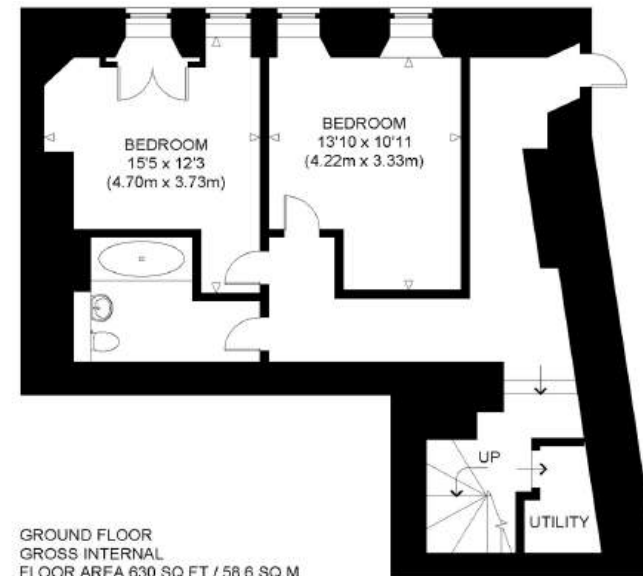
Following a comprehensive restoration project, Fordell's Lodging has been transformed into a stylishly-presented and individual home, wherein heritage atmosphere and contemporary design have been married to splendid effect. Curated with an eye for quality design and detail, the coordinated interior features a plethora of quality modern finishes such as vertical chrome radiators, plush carpeting, chrome plug sockets and switches, and tasteful light fixtures – in a thoughtful lighting design. The astounding, double height kitchen/living/dining room impresses with a sense of space and is set apart by varnished wooden flooring, Doric-style columns, and a wagon wheel chandelier. The German-designed kitchen offers both ergonomic storage and aesthetic appeal, with quality granite worksurfaces, multi-coloured LED integrated accent lighting, and backlit display cabinets, and it has been appointed with a comprehensive range of appliances, including a Siemens electric oven, an induction hob, a fridge/freezer, and a dishwasher, as well as a discreet extractor fan.

Perhaps most notably, its interior is accented by charismatic heritage features, such as wall-mounted painted plaster Royal armorial over-mantel depicting arms of Charles II and the adjoining turret room – an atmospheric space, open to the rafters, which can easily be imagined as a study space or small snug/reading booth. The bathroom and shower room have been finished to an equally discerning standard of finish and feature quality wall and floor tiling and sanitaryware, deluxe shower fixtures, and vanity mirrors with LED lighting.





FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 929 SQ FT / 86.4 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 630 SQ FT / 58.6 SQ M

FORDELLS LODGINGS  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1559 SQ FT / 145.0 SQ M

All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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RETTIE

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 EH3 6DH

## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is KY11 1LQ.

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Mains Water, Electricity, Drainage, and Gas. Ideal combi boiler. Hive smart thermostat.

### Council Tax Band

TBC

### EPC Rating Band

C

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves


The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.







Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

RETTIE

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