



ST ANN'S

2 East Fergus Place, Kirkcaldy, KY1 1XT



ST ANN'S

2 East Fergus Place, Kirkcaldy, KY1 1XT

A fine example of a Victorian villa, offering a wealth of tastefully refurbished and handsomely proportioned family living accommodation, set within a charming walled garden on one of Kirkcaldy's most prestigious residential streets.

Accommodation

Ground Floor:

Drawing Room, Sitting Room, Dining Room and adjoining Kitchen/Breakfast Room, Shower Room, Utility/Boot Room, and Boiler Room/Store.

First Floor:

Four Double Bedrooms, Dressing Room, and Family Bathroom.

Exterior:

2 East Fergus Place set within a generous corner plot, which affords a genuine sense of privacy and accentuates the character of the house. Accessed via double entrance gates, the plot features a spacious, private gravel driveway to the front of the house, providing parking and turning space for multiple vehicles, and a traditional walled garden with a lawn trimmed by neat borders, a sweeping flagstone patio terrace, a greenhouse with an established grape vine, and an outbuilding.



ST ANN'S

2 East Fergus Place, Kirkcaldy, KY1 1XT

Situation

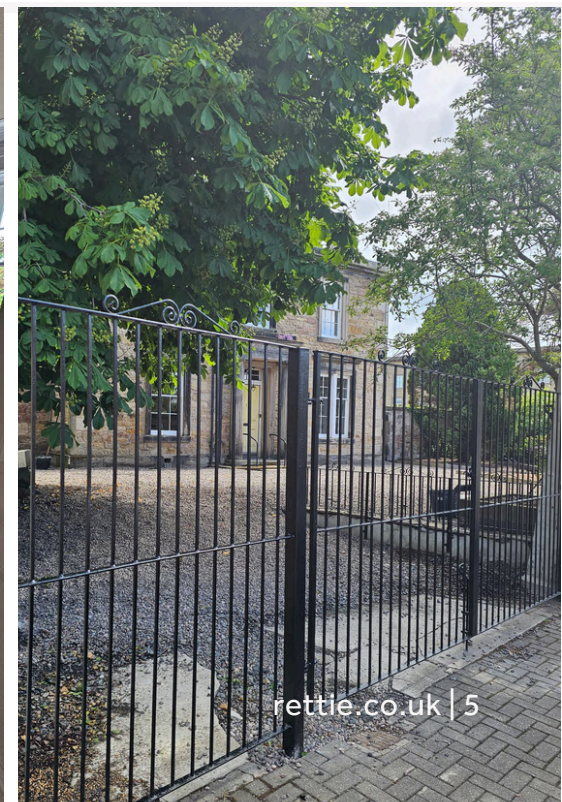
Located in the heart of the historic town of Kirkcaldy, East Fergus Place is a long-coveted street known for its succession of impressive period villas and its proximity to the town's central amenities, as well as the coastline.

Kirkcaldy, a former Royal Burgh, is fondly called 'the lang town' for its four-mile-long main street. It is a vibrant and well-served community, with an array of independent shops, bars, and restaurants, as well as a popular Farmers Market held on the last Saturday of every month. Residents and visitors alike can take advantage of the town's attractive walking routes, with a promenade and beach overlooking the Firth and Forth and formal gardens and a boating lake at Beveridge Park. A recent waterfront regeneration project has also seen the area improved for cyclists and the installation of seafront viewing shelters.

Beveridge Park has a playpark and football pitches, while Kirkcaldy Leisure Centre houses a gym, health suite, and swimming pool. Kirkcaldy Galleries and The Adam Smith Theatre offer wonderful cultural escapes, while every April the Links Market comes to town with over 200 rides and attractions. Kirkcaldy is also an ideal location from which to explore the characterful fishing villages that make up this scenic part of Scotland including Anstruther, St Monans, Crail, and Pittenweem. There are world-renowned golf courses to enjoy including the 18-hole club in Kirkcaldy, the last designed by Old Tom Morris in 1904; Dunning Park Golf Club; and The Old Course at St Andrews. Cluny Activities is home to extraordinary experiences such as archery, clay shooting, and golf.

There are several local primary and secondary schools in Kirkcaldy, including Balwearie Secondary School. The town is also within commutable reach of several independent schools, including St Leonards in St Andrews, The High School of Dundee, and many of Edinburgh's private schools.

St Andrews to the North is approximately a 45-minute drive and Edinburgh to the South is approx. 50 minutes by car, or train. Within walking distance of East Fergus Place, Kirkcaldy Railway Station is on the main East Coast line and the Fife Circle line, offering commuter services to Edinburgh Waverley and Dundee, as well as trains to London Kings Cross, to name but a few.





General Description

St Ann's is a distinguished, detached Victorian villa, which has been comprehensively renovated to provide for comfortable, contemporary living within a refined period setting. The focus of an extensive program of works, undertaken with great deference to the heritage of the property, the house and plot at 2 East Fergus Place have been transformed: combining the home's catalogue of period features with a curated collection of tasteful, modern fixtures and fittings, including a country kitchen/breakfast room, new bath and shower rooms, and replacement, double glazed sash and case windows. Notably, the property has been upgraded with a dual-powered heating and hot water system, incorporating a new Air Source Heat Pump, for improved energy performance and carbon-conscious living.

Designated under a Category B listing, the statuesque, sandstone façade of St Ann's is resplendent; defined by classical symmetry and a handsome porch with colonnades. The principal elevation is well-screened from the residential street beyond its own private, walled frontage, which features a spacious gravel driveway offering ample parking for multiple vehicles.

Internally, the accommodation extends to approximately 2662 sq. ft and is accented by splendid period features, including intricately detailed cornicing, picture rails, high skirting boards, and parquet flooring. The tasteful interior has been neatly decorated with a coordinated scheme of wall paints and features refurbished parquet flooring and traditional encaustic floor tiling. On the first floor, the accommodation has been prepared to allow an incoming purchaser to finish the flooring to their taste.

Set within the shelter of the impressive stone porch, the front door opens into a remarkably spacious entrance hall, which showcases encaustic floor tiling - of the sort synonymous with homes of its heritage - as well as picture railing. Serving as the central spine of the home, the space is governed by the handsome stone staircase to the first floor, with its mahogany bannister, ornate balustrades, and bullnose curtail step. A towering window behind the stairwell floods the space with natural light.

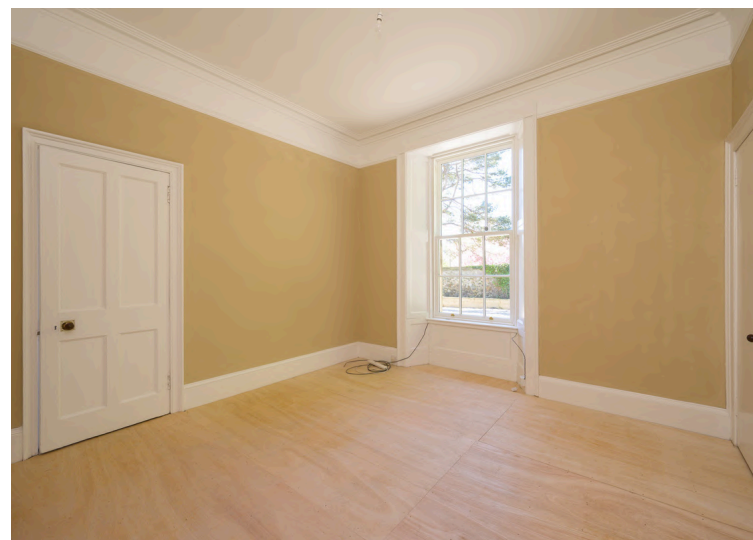
In a traditional layout, the hall provides access to a trio of very handsomely proportioned, public rooms, offering versatile accommodation, elevated by period finishes - ideal for both comfortable day-to-day living and opulent entertaining.

The drawing room is particularly sumptuous in size and decoration, featuring intricate cornicing, high skirting boards, a traditional recess with cabinets and shelving, and a fireplace with a damson coloured marble surround and beautifully crafted, Adam's style mantelpiece and frieze. Meanwhile, the family room has a tall, elegant casement window overlooking the garden and benefits from direct access to a flagstone patio terrace to the side of the house: something of a sheltered, sun trap, which indulges in a south easterly aspect. The formal dining room interconnects with the neighbouring kitchen/breakfast room, in a layout which aligns with current trends in modern living.

The country kitchen has been tastefully designed with a generous array of timeless, shaker style wall and floor units, accented by stone effect flooring and incorporating ergonomic storage, display cabinets, and a range of new, integrated appliances including: an oven/grill; a microwave; an induction hob set beneath an extractor hood; and a discrete fridge/freezer. It is also equipped with a sink and has space for a dishwasher to be installed.

Off the kitchen, there is a generous utility/boot room which has been finished with matching wall and floor units and houses space for white goods. It also benefits from a glazed door leading to the sweeping, flagstone patio terrace which stretches across and around the rear of the house,





Completing the ground floor accommodation, there is a beautifully presented shower room finished with stylish Victorian effect tiling and appointed with a large shower cubicle, a wash hand basin set on a vanity stand, and a WC.

On the first floor, the bright and spacious landing leads to four, well-proportioned double bedrooms, each with their own individual character and charm and new, heritage style wash hand basin and vanity unit. Two of the four bedrooms feature in-built wardrobes/cupboards and there is a box/store room off the landing which can easily be imagined as a walk-in wardrobe and presents scope to be converted into a shower room (subject to obtaining the necessary warrants/consents).

The renovated family bathroom is ready to be finished with flooring and features new sanitary ware and bathroom furniture, including a large bath with heritage style taps and handheld shower attachment, a wash hand basin set on a vanity stand, and a WC.

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 KY1 1 XT.

Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price.

Entry & Possession

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

Services

Mains electricity, water, drainage, and gas. New Air Source Heat Pump powers heating and hot water systems, together with a supplementary gas-fired boiler.

Council Tax Band

G

EPC Rating

Band TBC

Tenure

Freehold

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.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.





Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

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.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Rettie & Co. give notice that:

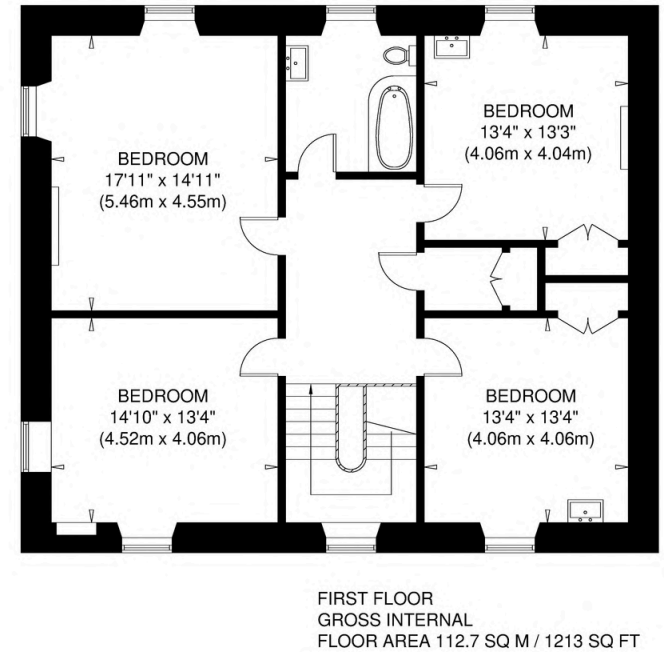
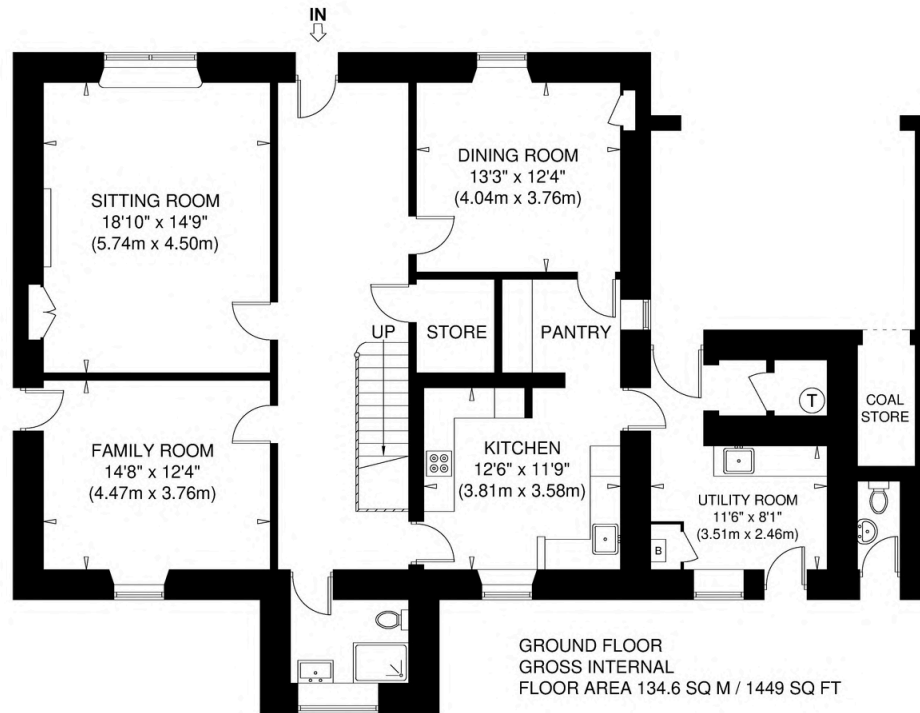
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

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.






EAST FERGUS PLACE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 247.3 SQ M / 2662 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk

RETTIE

 0131 624 4183

 mail@rettie.co.uk

 11 Wemyss Place
EH3 6DH



RETTIE

📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH