

A photograph of a dormitory house with a paved driveway and trees. The house is a two-story building with a dark brown tiled roof and light-colored walls. It has several windows and a small porch area. The driveway is paved and leads towards the house. There are several large trees with bare branches in the foreground and middle ground. The sky is blue with some light clouds. In the background, there are other buildings and a fence.

**DORMITORY HOUSE, LOW ROAD,  
THORNTON, KIRKCALDY, FIFE, KY1 4DT**

# DORMITORY HOUSE, LOW ROAD, THORNTON, KIRKCALDY, FIFE, KY1 4DT

Substantial 7 bedroom, 3 reception room, 3 bath/shower room house, large garden,  
7 stables, 10 car garage (currently used as 9 stables), totalling 1.77 acres

*Glenrothes 3.5m, Kirkcaldy 3.5m, Dunfermline 16m, Forth Road Bridge 17m, Perth 27m, Dundee, 29m, Edinburgh 29m, Glasgow 56m*

## **LOT 1 - DORMITORY HOUSE (0.51 acre)**

### **Ground Floor**

Living Room, Sitting Room/Dining Room  
Large fitted Kitchen with breakfast island  
Large Utility Room, WC + Bedroom 7  
(Could form Granny Flat) Upper Floor  
Cinema Room

### **Upper Floors**

6 Bedrooms, 3 Bathrooms  
Attic with 5 separate storage rooms  
Gas Central Heating, Double Glazed  
0.45 acre garden including walled garden

Council Tax Band: F

EPC Rating: D

Home Report: £475,000

**OFFERS OVER: £450,000**

## **LOT 2 – 10 Car Garage (0.13 acre)**

Planning consent to convert into  
bungalow. Divided into 9 stables. 20 acre  
field available to rent.

**OFFERS OVER: £40,000**

## **LOT 3 - 7 Stables, Menage (1.13 acre)**

Planning consent for 5 houses

**OFFERS OVER £155,000**

## **AS A WHOLE**

**OFFERS OVER: £645,000**



Large Fitted Kitchen

  
**McCrae & McCrae** Ltd  
Chartered Surveyors, Estate Agents, Planners & Valuers

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD  
Telephone: 01383 722454 Fax : 01383 621180



## **SITUATION**

This substantial house lies equidistant between Kirkcaldy and Glenrothes (3.5 miles) on the south edge of Thornton. Thornton has a primary school and local shopping facilities, along with an 18 hole golf course and a bowling green. The village boasts good access to the A92 to Kirkcaldy and Glenrothes which both offer a full range of amenities and entertainment. The property is within easy walking distance of the small mainline railway station which is called "Glenrothes with Thornton".

## **LOT 1 – DORMITORY HOUSE (0.51 ACRE)**

### **HOUSE DESCRIPTION**

Dormitory House is so named because it was originally built around 1920 to provide accommodation for the steam train drivers. This substantial house was totally renovated by the current owners ten years ago to a high standard with new double glazing and central heating. A new fitted kitchen was installed along with a utility room, two new bathrooms, an en-suite shower room and a WC. All of the bedrooms are decorated to a high standard with the master having end to end fitted wardrobes with space for a large TV. It really is an impressive property There is a cinema room with an entertainment screen, CCTV and a Sony sound system. (A small two bedroom flat at the east end ground floor is excluded from the sale). The fitted carpets, curtains, blinds and light fittings are included in the sale.



## **GROUND FLOOR**

### **ENTRANCE HALL (N – North facing) 7.0m x 3.5m**

Partially glazed storm door with adjacent window and built in storage cupboards. Staircase to first floor

### **OPEN PLAN KITCHEN/DINING AREA/LIVING ROOM (N, W) 9.0m x 5.7m**

*9.0m x 5.7m*

Beautiful fitted kitchen which has a vaulted ceiling with glass cupola and spotlights. French doors with ceiling to floor windows spanning entire west side of the room with 4 further windows to north side. Breakfast Bar Island with pop up extractor fan. Integrated dining table with L shaped corner seat and chairs. Sink unit, fitted Beko dishwasher, Bosch microwave, hob and 2 ovens, wine cooler, space for American freezer, imitation gas fire, TV point, tiled floor. Partially glazed doors to dining room and utility room

### **UTILITY ROOM (W) 4.7m x 2.9m**

Wall & tiled floor to match kitchen, wall and floor units, sink unit, plumbing for 2 washing machines and tumble drier. Wall mounted radiator and rear door.

### **SALON/OFFICE/BEDROOM 7 (S) 2.9m x 2.8m**

Currently used as salon but suitable for use as a double bedroom. Wall and floor units, 7 spotlights, imitation laminate flooring.

### **WC (S) 1.7m x 1.5m**

Modern toilet and wash hand basin. Tiled floor.

### **DINING/SITTING ROOM (S) 5.8m X 4.8m**

Large family room with space for a range of free standing furniture. Imitation laminate floor.





**LIVING ROOM (N, E) 8.5m X 5.7m**

Substantial room with space for a number of large sofas. Dark ornate wooden fireplace with mantle & tiled hearth and inserts. Gas fire. 4 large windows to east and 6 to north with excellent views. Partially glazed door to entrance hall.

**FIRST FLOOR**

**STAIRCASE AND LANDING (N) 7.0m x 3.0m**

Attractive staircase. Doors to bedroom 2 and cinema room.

**BEDROOM 2 (N) 8.2m x2.6m**

Double bedroom with large walk - in wardrobe, Velux windows and fitted carpet.

**CINEMA ROOM + HALLWAY (S) 5.8m X 5.4m, 7.0m x 1.5m**

Impressive sitting room with screen, cupboard, cinema, CCTV and sound system controls. 7 windows with views to south. 8 ceiling lights.

**BEDROOM 5 (N) 4.2m X 3.2m**

Spacious double bedroom with space to accommodate a range of free standing furniture. Fitted carpet.

**BEDROOM 6 (N) 4.2m X 3.2m**

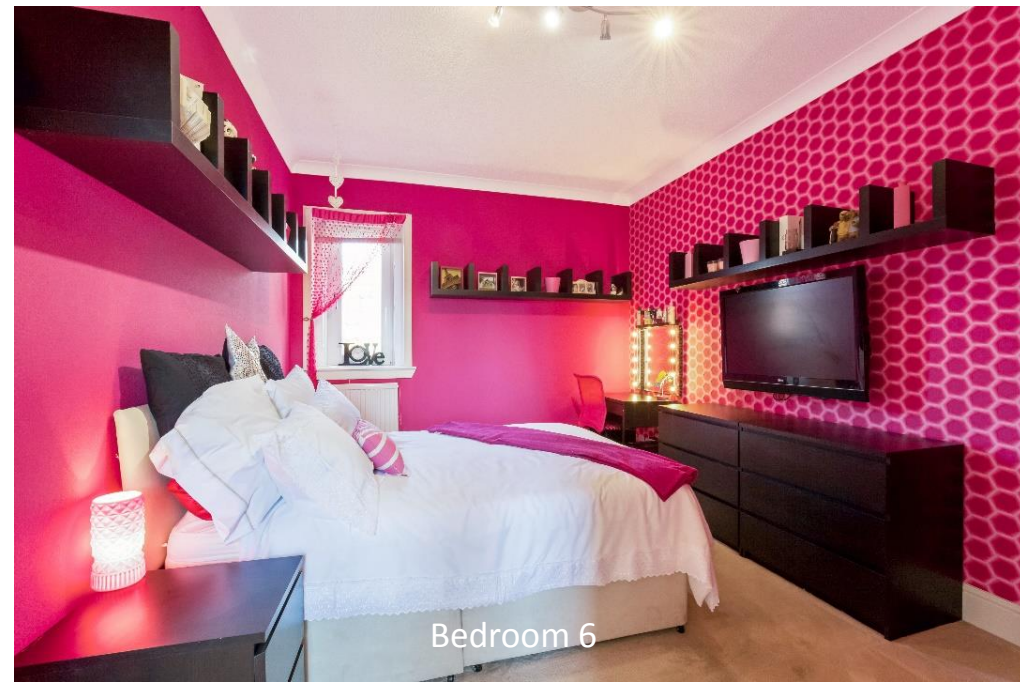
Spacious double bedroom with fitted carpet.

**BEDROOM 3 (N) 4.3m X 4.2m**

Spacious double bedroom with fitted carpet.

**BEDROOM 4 (N) 4.1m X 3.6m**

Spacious Double bedroom with fitted carpet.



**BATHROOM 2 (S) 3.1m x 2.1m**

Newly fitted bath, WC and wash hand basin. Chequered tile floor, wall & bath tiles.

**FAMILY BATHROOM 1 (S) 3.1m x 1.9m**

Newly fitted bath with cabinet, shower, tiled walls & flooring, heated towel rail, 8 ceiling lights and ceiling mounted TV.

**MASTER BEDROOM (N, W) 6.7m x 3.7m**

Impressive double bedroom with large fitted wardrobes incorporating large TV and fitted carpet. Attractive views to west and north.

**EN-SUITE(S) 3.2m x 1.9m**

Fully tiled en-suite with walk in shower, his and her glass sinks and shower heads. Heated towel rail, 6 ceiling lights.

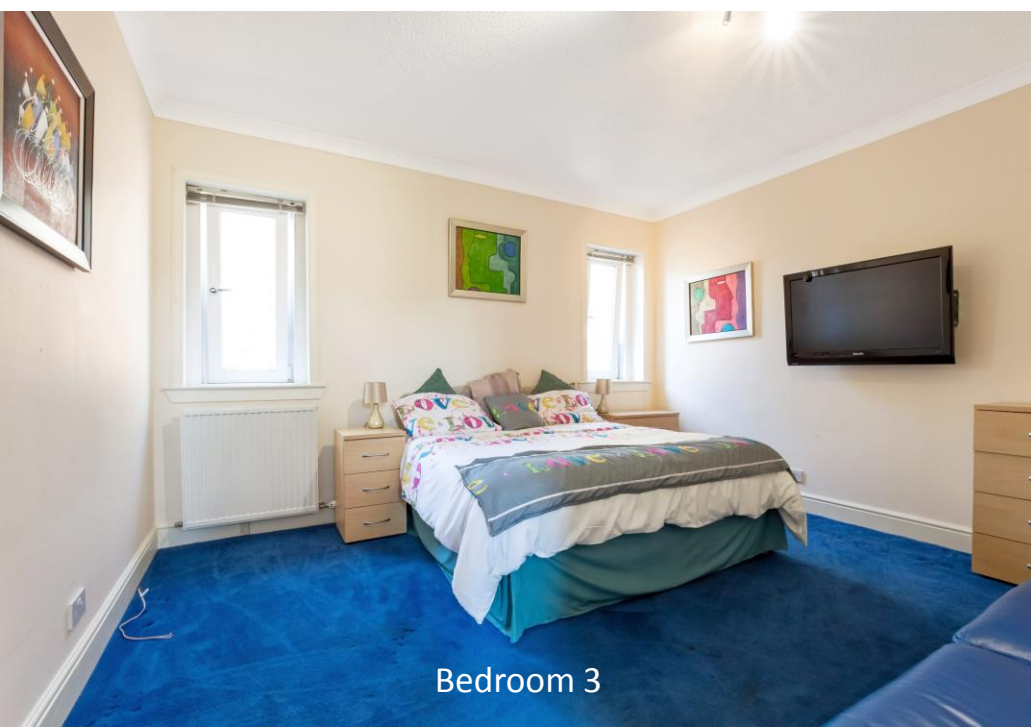




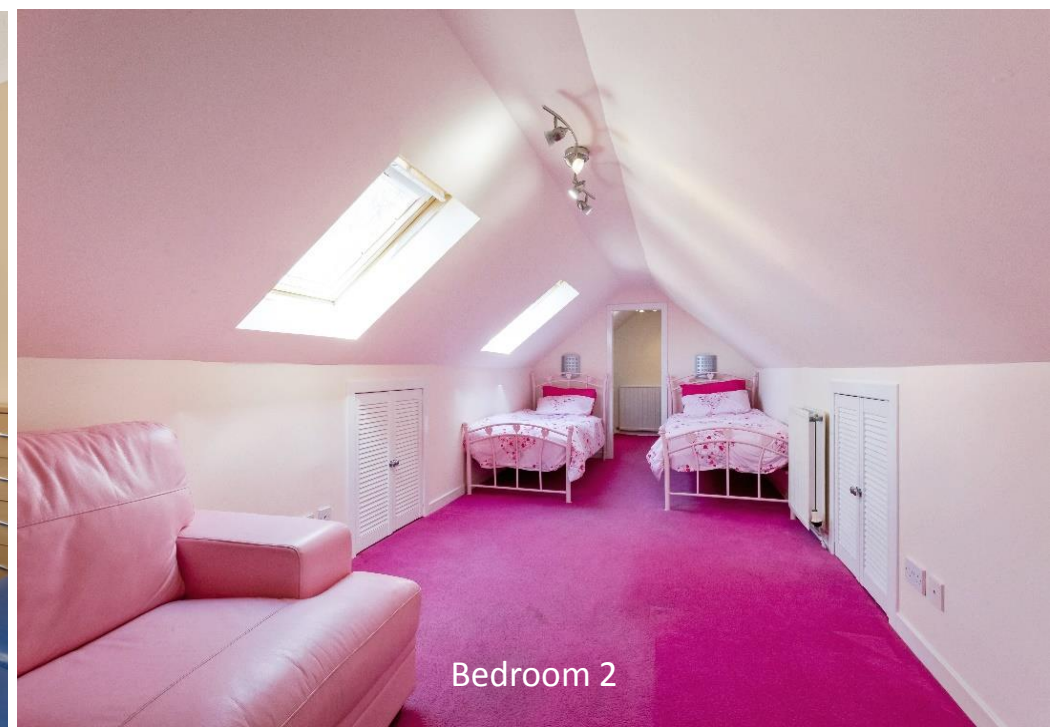
Bedroom 4



Bedroom 5



Bedroom 3



Bedroom 2



## SECOND FLOOR/ATTIC

**ROOM 1** 5.8m x 2.9m Velux windows

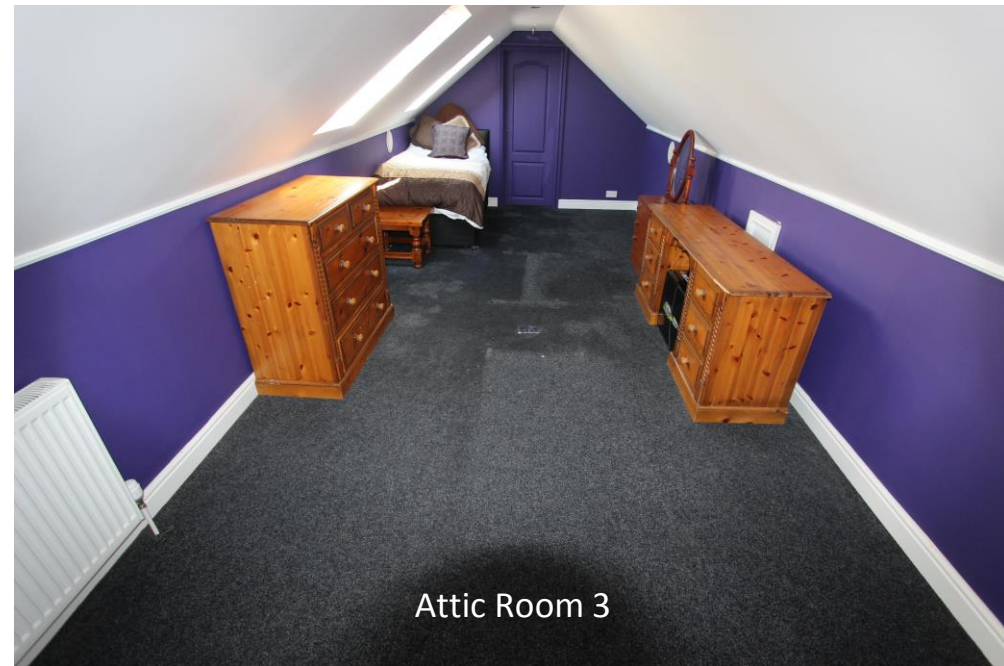
**ROOM 2** 3.7m x 2.9m Velux windows

**ROOM 3** 6.9m x 2.9m Velux windows

**ROOM 4** 4.7m x 2.9m Velux windows

**ROOM 5** 3.1m x 2.9m Velux windows

**LANDING** 3.2m x 2.9m



**EXTERNAL (0.45 ACRES)**

**WALLED SLABBED GARDEN** 32.0m x 22.0m

With toe drain, 2 pillared double gates and sound system.

**TARRED PARKING AREA** 25.0m x 17.0m, 18.0m x 5.0m

**LAWN WITH TREES** 43.0m x 11.0m, 7.0m x 4.0m

**LOT 2 – 10 CAR GARAGE (0.13 ACRE)**

**DETACHED 10 CAR GARAGE (E)** 12.1m x 9.2m

Designed with tiled roof to convert into a house. Can accommodate 10 cars but currently fitted with 9 stables. Concrete floor, 2 electric doors and wooden side door. Tarred area (13.0m x 15.0m). Planning consent granted to convert to a bungalow.

Mains water, & electric.



East elevation of house + walled and paved garden



View to South



Lot 2



Stables inside Garage



## **LOT 3 – 7 STABLES, MENAGE (1.13 ACRE)**

7 Stables, two tack room garages, two menages, planning consent for 6 houses.

### **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel. 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

### **CLOSING DATE**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### **PROPERTY MISDESCRIPTION**

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

### **OFFERS**

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

### **SOLICITORS**

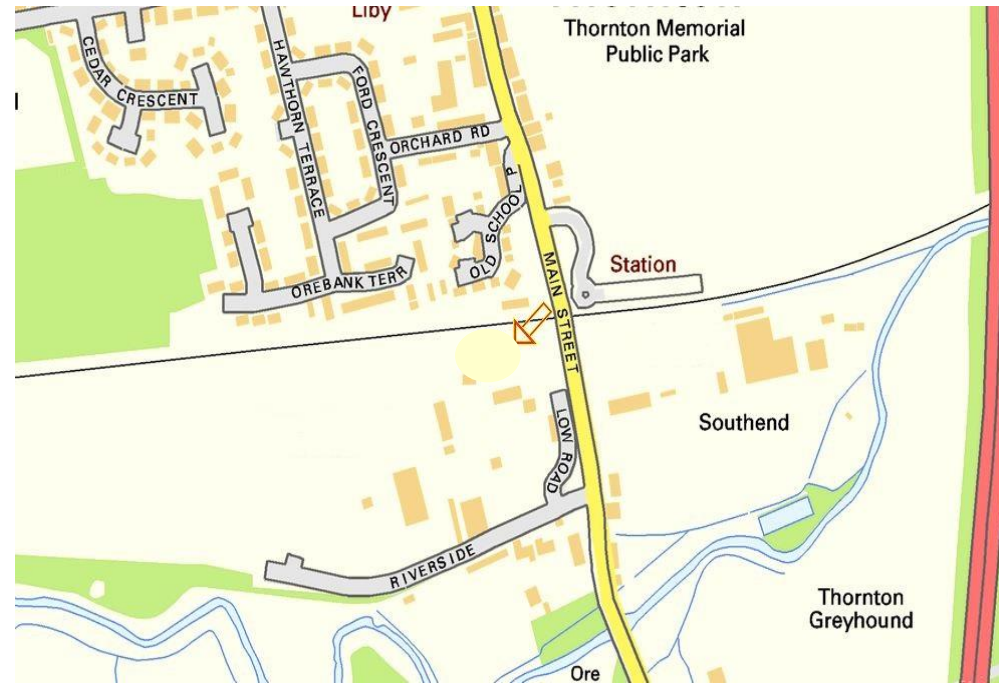
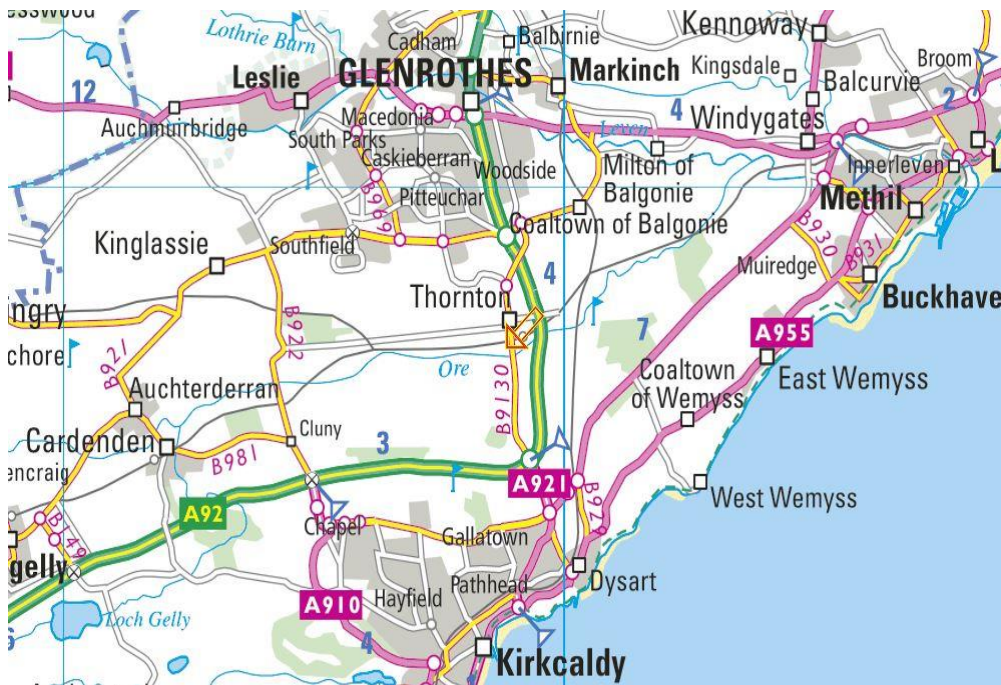
Mckenzie Solicitors, 26 East Fergus Place, Kirkcaldy, KY1 1XT, 01592 206605

### **OFFICE OPENING HOURS**

Mon-Fri: 9.00-17.15

Sat-Sun: Closed





## **LOCATION PLAN**

### **DIRECTIONS**

From Edinburgh proceed north up the M90 and take the junction 2A exit for Kirkcaldy. Continue up the A92 passing under the Kirkcaldy West roundabout overpass. At the next roundabout (Redhouse) take the first exit signposted Thornton and continue down the hill over the bridge. On passing the bridge, take the first left signed Riverside and take an immediate right onto Low Road. Follow the tarred public road round and the house is at the end of the private tarred road on the left.

From Dundee head south down the A92. Pass through Glenrothes and when you reach the Kirkcaldy roundabout take the third exit signposted Thornton. Continue as above.

Mapping  
sourced from



Location Map



LOC. PLAN 1:1250

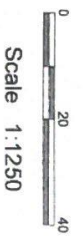
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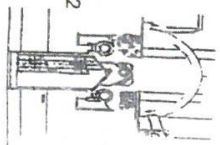
The representation of features as lines is no evidence of a property boundary.



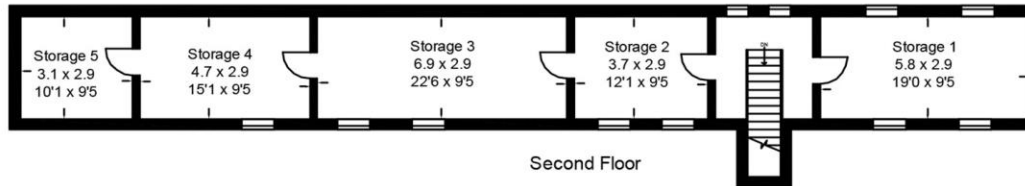
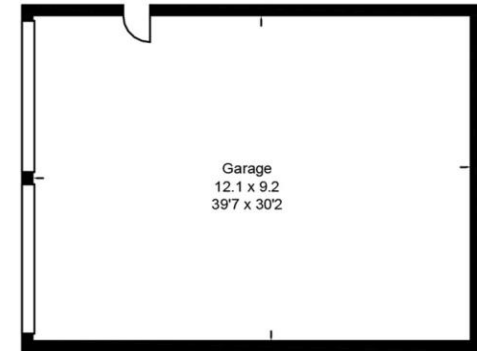
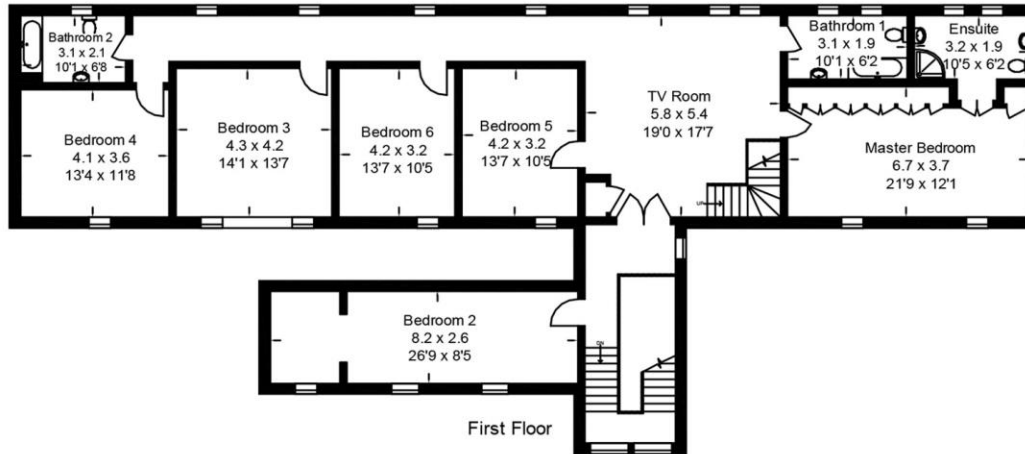
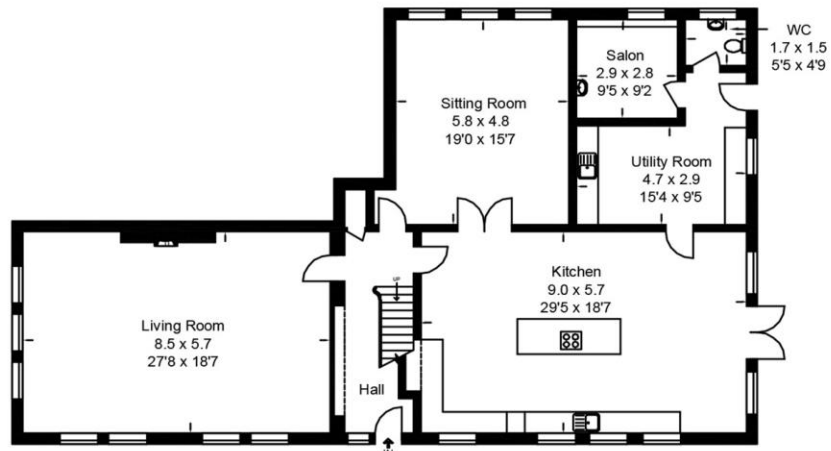
Supplied By: AJ Montgomery  
 Serial number: 001040909  
 Plot Centre Coordinates: 329009, 697132

PROPOSED RESIDENTIAL DEVELOPMENT  
 AT DORMITORY HOUSE THORNTON

01



A. J. MONTGOMERY ASSOCIATES  
 ARCHITECTURE · DESIGN  
 3 HUNTER STREET  
 KIRKCALDY  
 KY1 1ES  
 Tel: 01592 640902  
 Fax: 01592 643618



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)