

ANSTRUTHER

FLAT A

JOHNSTON LODGE

HADDFOOT WYND

KY10 3AD



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This is an elegant ground floor apartment forming the lower third of historic Johnston Lodge. This fine Georgian house was occupied by Princess Titaua Marama, Chiefess of Haapiti who was born in the lush tropics of the South Seas, married a Fifer and came 10,000 miles across the world to live in the house with her husband, George Darsie from 1892 until 1898. The bay windowed drawing room was added by Mr Darsie as a ballroom for his daughters and the lovely original solid timber floors remain within the property. There are many fine period features including the Roman doric column entrance porch, and ornate plaster work including plaques with figures to either side of the inner front door.



A shared entrance hall leads to the front door. The freshly decorated main accommodation has a welcoming reception hall with attractive parquet floor, arch and columns. Both the kitchen and main bedroom, which has fitted wardrobes, overlook the rear garden. The drawing room and dining room or second bedroom, enjoy attractive views towards the Forth and benefit from solid timber floors. The bathroom and two walk in hall cupboards complete the accommodation on the main ground floor. The bathroom has a towel rail, bath and separate double shower. There are two most useful additional rooms on the lower ground floor accessed via a stair from the shared hall. The first room is a multi-purpose room equipped with a sink, shower and WC. There is an adjoining door giving access to the hobby/ guest bedroom which is south facing with a view of the property's front garden. These rooms provide flexibility and would suit a variety of needs depending on the purchaser's requirements.











**Extras: All the fitted carpets, floor coverings and curtains are to be included in the sale price. Some of the rugs and items of free standing furniture may be available by separate negotiation.**

**EPC: F**

**Viewing: By appointment through Pagan Osborne on 01333 310703**

**Council tax band: E**

**Listed building category: B**

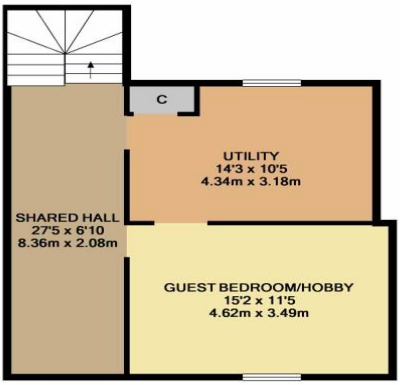
The mature, well maintained garden grounds are laid to grass and flower beds with a variety of spring bulbs, plants, shrubs and trees providing year round interest. The grounds are shared between the three properties and all owners use the garden as a whole, including a sheltered and south facing patio area adjacent to the rear wall of the lawn. There is one garage per property and ample room for off street parking and turning, all secured by the handsome wrought iron gates.





**Travel Directions**

Leaving the Anstruther office turn left along Shore Street and turn second left into Haddfoot Wynd, just at the Ship Inn. Johnston Lodge is a short distance on the left hand side. A for sale board will be in evidence.



LOWER GROUND FLOOR

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GROUND FLOOR

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### PROPERTY

#### Edinburgh

t: 0131 539 3333

property-edinburgh@pagan.co.uk

#### Cupar

t: 01334 656525

property-cupar@pagan.co.uk

#### St. Andrews

Property t: 01334 475151

Letting t: 01334 468634/468710

property-standrews@pagan.co.uk

#### Anstruther

t: 01333 310703

property-anstruther@pagan.co.uk

[www.paganosborne.com](http://www.paganosborne.com)  
[paganosborne@pagan.co.uk](mailto:paganosborne@pagan.co.uk)



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