

# Magic Scissors Barber Shop

43 HIGH STREET, KIRKCALDY, KY1 1LL



AN OPPORTUNITY TO ACQUIRE A READY-TO-RUN  
OPERATION WITH EXCELLENT VISIBILITY AND  
SUBSTANTIAL FOOTFALL



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McEwan Fraser Legal is delighted to present this well-configured commercial premises, which offers an exceptional opportunity to acquire a turnkey barber shop with an established layout and strong surrounding retail dynamics.

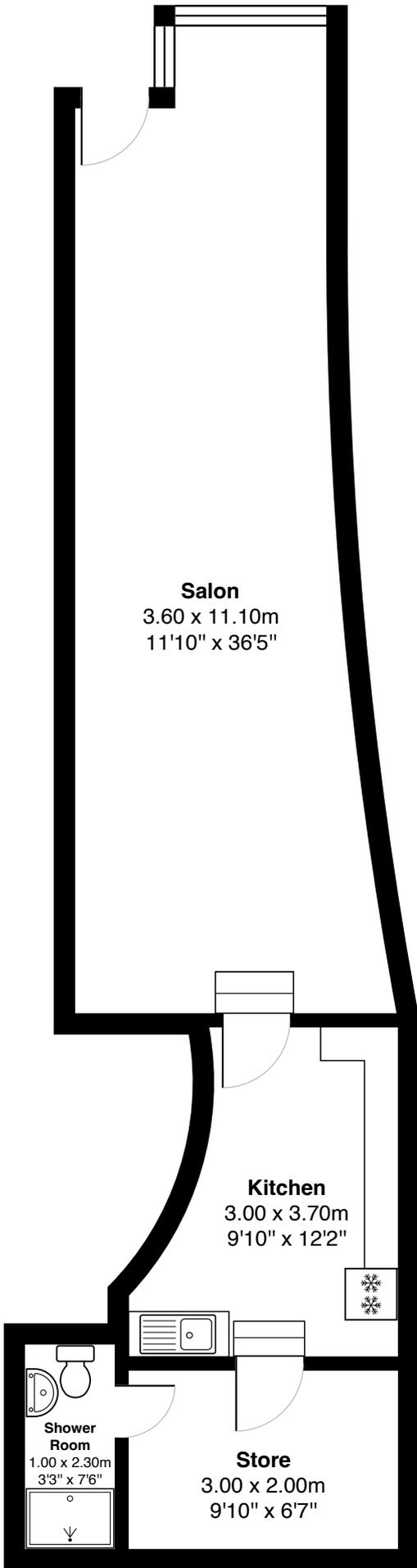
The property comprises a main barbering area featuring three chairs and basins, optimised for multiple stylists and high client throughput. Automated external shutters provide security outside of trading hours. Ancillary spaces include a dedicated back shop or workshop, a staff kitchen, and toilet facilities. Generous circulation space affords easy flow for walk-in clients and comfortable queuing.

Designed for immediate operation or effortless rebranding, this unit will appeal to both owner-operators and investor occupiers seeking an income-producing or owner-occupied business in a busy high-street environment.

## The Property









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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 of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre on the High Street, along with independent shops, and the large retail Park. In addition, Kirkcaldy has four secondary 3 schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with a rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

For those who enjoy the outdoors; Dunnikier Park 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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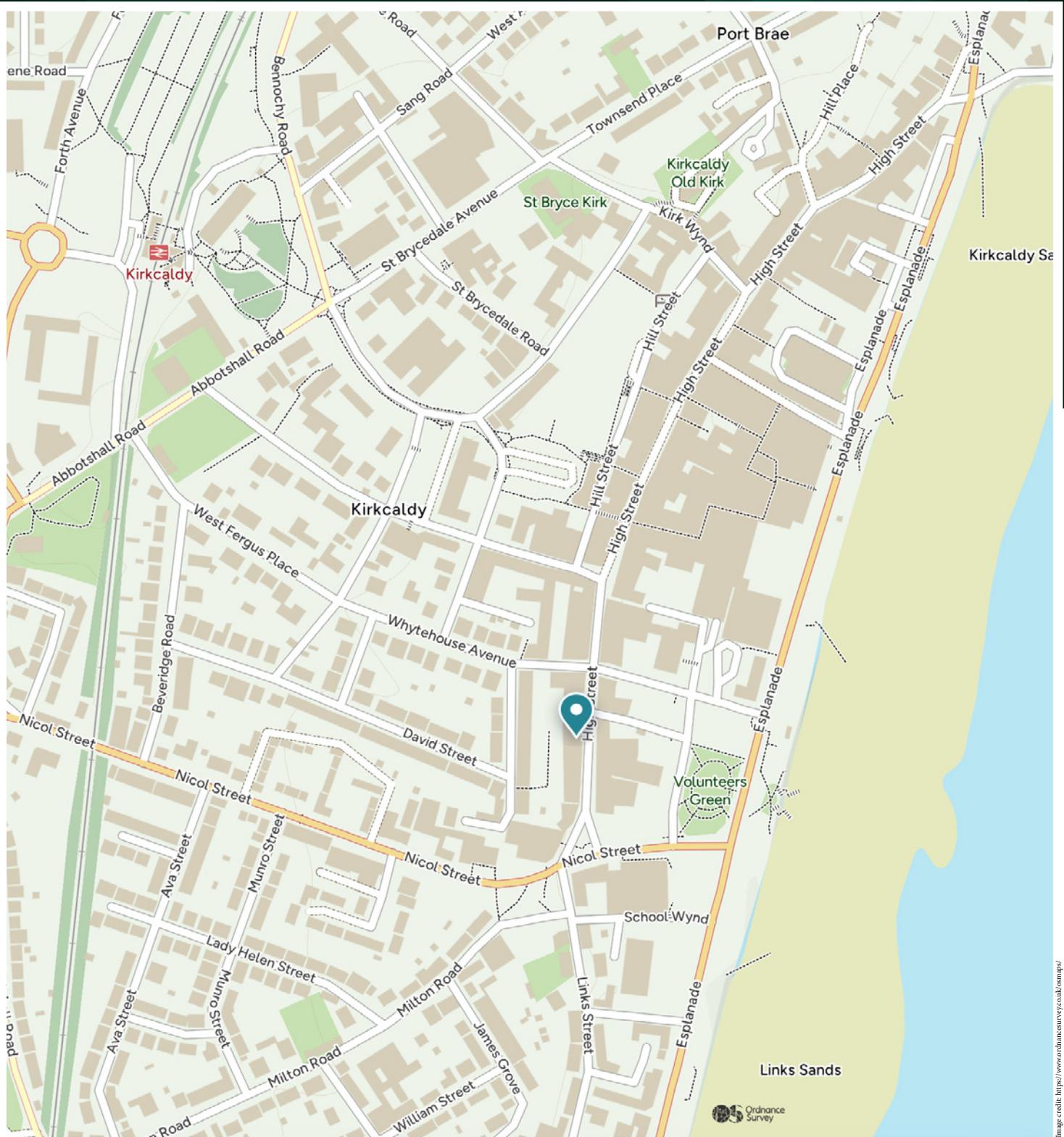


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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