



An excellent opportunity to purchase a commercial property located in a high footfall area within the popular Fife town of Kirkcaldy



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McEwan Fraser Legal is delighted to present to the market an excellent opportunity to purchase a commercial property located in a high footfall area within the popular Fife town of Kirkcaldy.

The property was most recently operating as a hairdressers, but has previously been an office and meeting facility. It is now being offered with vacant possession. The property would suit many businesses, including textiles, a gift shop, a card shop, offices, etc., or indeed a commercial landlord looking to add to a portfolio. The property is compliant and ready for occupation, making this an excellent turnkey investment.

THE SALON



Accommodation comprises a welcoming retail area with staff facilities, including a WC and kitchen area.

THE STAFF ROOM



THE KITCHEN & WC



Overall, the property is a flexible investment located in a bustling town with high footfall.

Services: Electricity, drainage and water

Tenure: Freehold

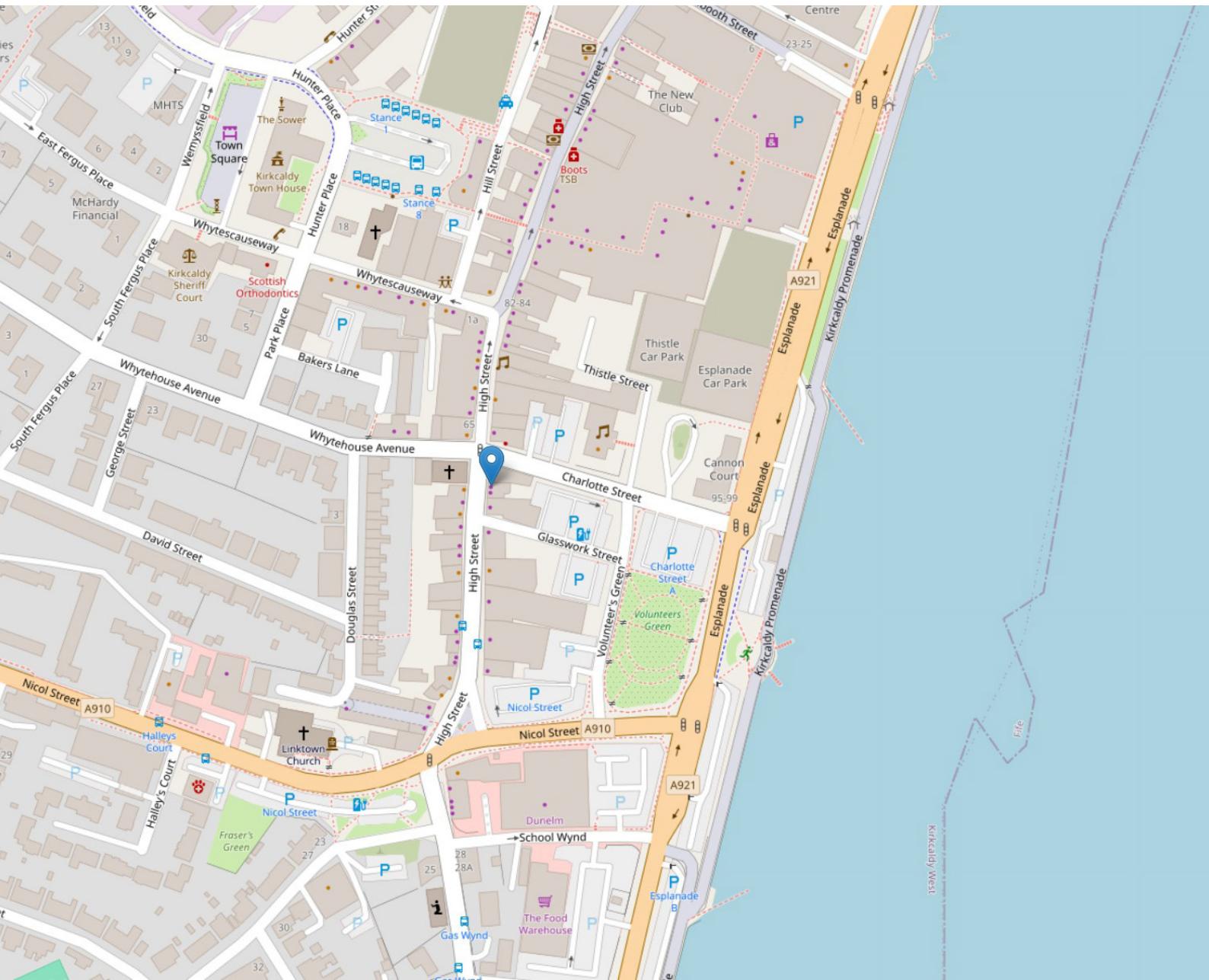
EXTERNALS



FLOOR PLAN & DIMENSIONS

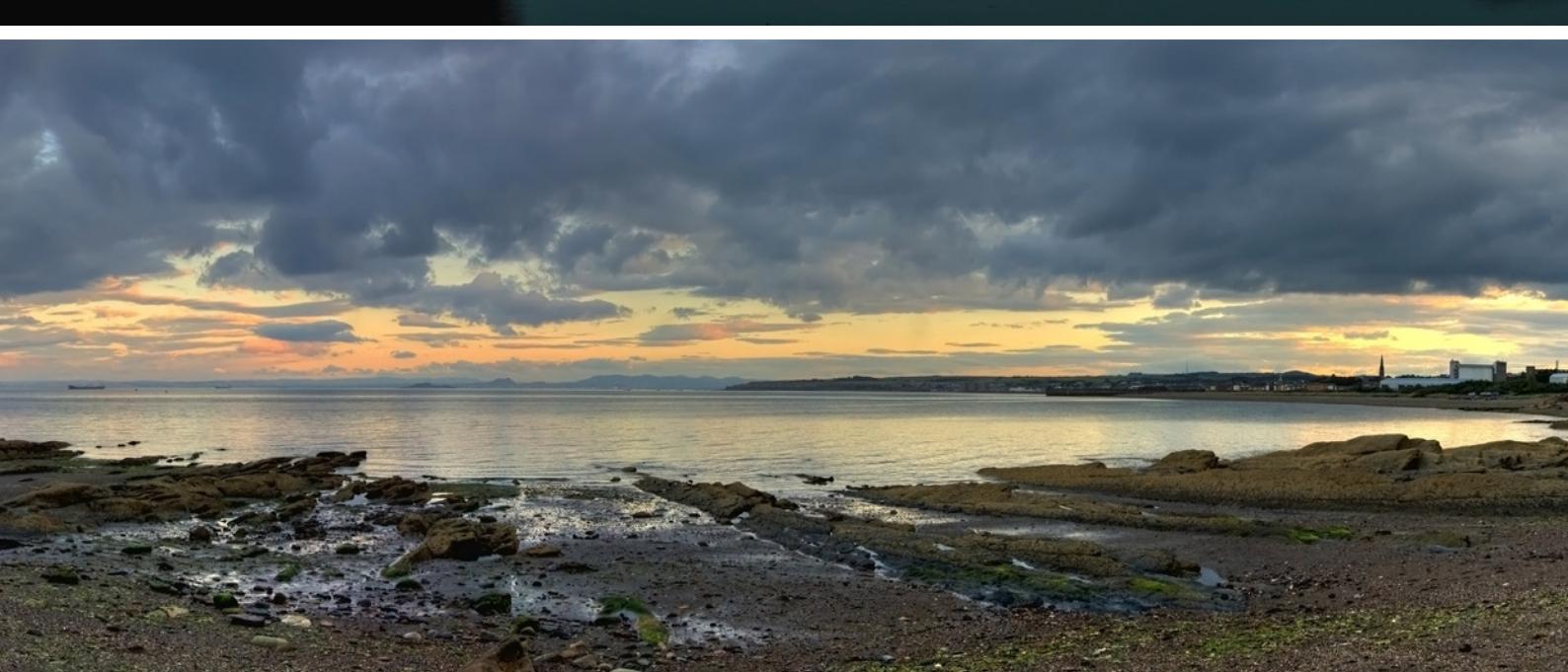
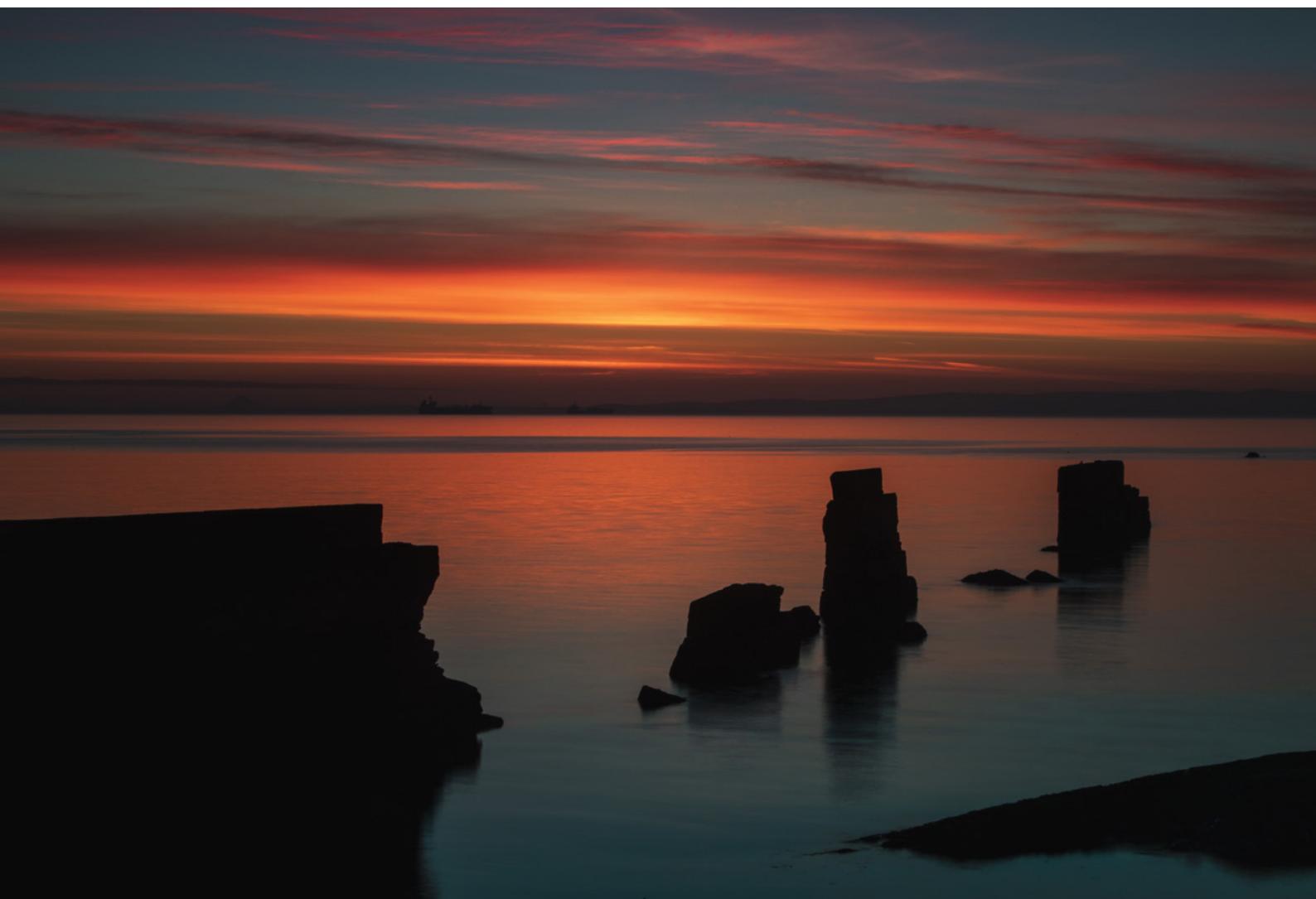


Approximate Dimensions (Taken from the widest point)



THE LOCATION

Kirkcaldy 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, one of the great attractions of Kirkcaldy is its excellent commuter network with rail station and good arterial connections: Edinburgh (25 miles), Glasgow (46 miles), Dundee (29 miles), Perth (35 miles) and Edinburgh Airport (18 miles) are all within easy access via road and rail. This end of the High Street offers parking close to the premises.



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