



# K&K FACTORS 22 DUNCAN CRESCENT

DUNFERMLINE, FIFE, KY11 4BT

  
**McEwan Fraser Legal**  
Solicitors & Estate Agents





## THE LOCATION DUNFERMLINE

FIFE, KY11 4BT

“ ... LOCATED APPROXIMATELY FIVE MILES FROM THE FORTH ROAD BRIDGE AND IS THEREFORE PARTICULARLY POPULAR WITH COMMUTERS ... ”

An ideal location for the commuter, Dunfermline is located approximately five miles from the Forth Road Bridge and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with direct links to Edinburgh, Perth and Dundee.

The Royal Burgh of Dunfermline is the birthplace of Andrew Carnegie and the resting place of Sir Robert the Bruce in the famous Dunfermline Abbey. Today's Dunfermline is a modern city offering all the attractions and facilities you would expect, including the Kingsgate shopping centre and retail parks with a selection of superstores, restaurants, and bars.

Within the Duloch Park area, you have Fife Leisure Park, home to a ten-screen cinema, private health club, bingo, bowling, and mini golf. For those who enjoy the outdoors there are a number of public parks and woodlands throughout Dunfermline, for the keen golfers there are three private courses within proximity. Train stations and Park and Ride facilities are nearby.



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HARDWARE STORE FOR SALE // TWO LARGE LOCKUPS TO THE REAR INCLUDED WITHIN THE SALE

The business consists of a ground floor retail unit in a prominent town centre location. The premises are currently being used as a Hardware/DIY store with two large lockups to the rear that could offer additional income but could be transformed to meet each individual purchaser's needs and requirements.

Internally the unit is laid out to provide a sales area to the rear with storage area and toilet facilities to the rear. The retail section has been well designed with the main shop floor and ample shelving around.

This sale is due to the current owner's retirement plans.







# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Shop Floor	12.24m (40'2") x 7.78m (25'6")
Office	2.95m (9'8") x 1.74m (5'9")
Kitchen	1.55m (5'1") x 1.19m (3'11")
WC	1.55m (5'1") x 1.46m (4'9")
Workshop 1	10.40m (34'1") x 4.80m (15'9")
Workshop 2	6.70m (22') x 6.00m (19'8")
Workshop 2 Upper Floor	6.70m (22') x 6.00m (19'8")

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup> | EPC Rating: TBC

Extras (Included in the sale): All inventory, fixtures and fittings.

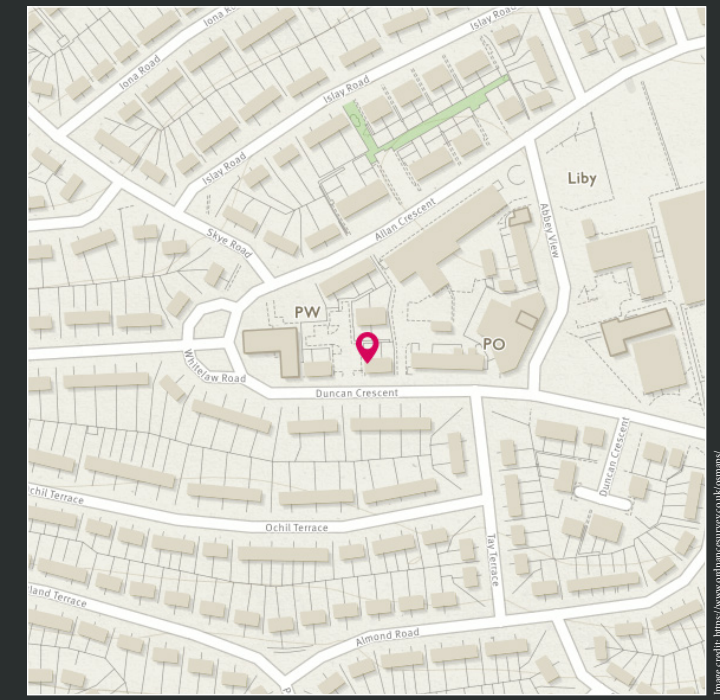


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**Part  
 Exchange  
 Available**

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