



FALCONER

PROPERTY CONSULTANTS

**1 HUNTER STREET,
KIRKCALDY,
KY1 1ED**

FOR SALE

- PRICE ON APPLICATION
- DEVELOPMENT OPPORTUNITY
- PROMINENT TOWN CENTRE LOCATION
- SUITABLE FOR A VARIETY OF USES
- LARGE SIZABLE PLOT



LOCATION

Kirkcaldy is a town and former royal burgh in Fife, on the east coast of Scotland. It is about 12 miles north of Edinburgh and 28 miles southwest of Dundee. The town had a recorded population of 49,460 in 2011, making it Fife's second-largest settlement and the 11th most populous settlement in Scotland.

The town is a major service centre for the central Fife area. It has a swimming pool, theatre, museum and art gallery, three public parks and an ice rink

The A92, which connects Dunfermline to the west with Glenrothes and Dundee to the north, passes immediately north of Kirkcaldy. The A910 road connects it to the western and central parts of the town.

The subjects are located on the northern side of Hunter Street at its junctions with Wemyssfield and Hunter Place.

DESCRIPTION

The subjects comprise a potential development site subject to relevant planning.

The site benefits from being on a prime location within Kirkcaldy town centre.

PROPOSAL

Price on application.





FALCONER
PROPERTY CONSULTANTS

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

The site will require to be reassessed. Please contact the local rating office for further details.

EPC

N/A.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale/lease of the property.

VAT

N/A.



FALCONER
PROPERTY CONSULTANTS

VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

COLIN DEVINE



MOBILE: 07775863688



PERTH: 01738 230 200



EMAIL: cdevine@falconerproperty.co.uk

www.falconerproperty.co.uk

DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published April 2024.