



# FOR SALE



**FALCONER**  
PROPERTY CONSULTANTS

**48 NICOL STREET,  
KIRKCALDY  
KY1 1PH**

- OFFERS IN THE REGION OF £175,000
- 2,150 SQFT
- MAY SUIT ALTERNATIVE USES (SUBJECT TO PLANNING)
- PRIME LOCATION
- PRIVATE OFF-STREET PARKING
- LOCATED ON MAIN ARTERIAL ROAD

## 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 50,288 in 2021. 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 southern side of Nicol Street at its junction with Munro Street.

## DESCRIPTION

The subjects comprise a single storey end terrace building of stone/brick construction with a roughcast finish surmounted by a pitched and slated roof.

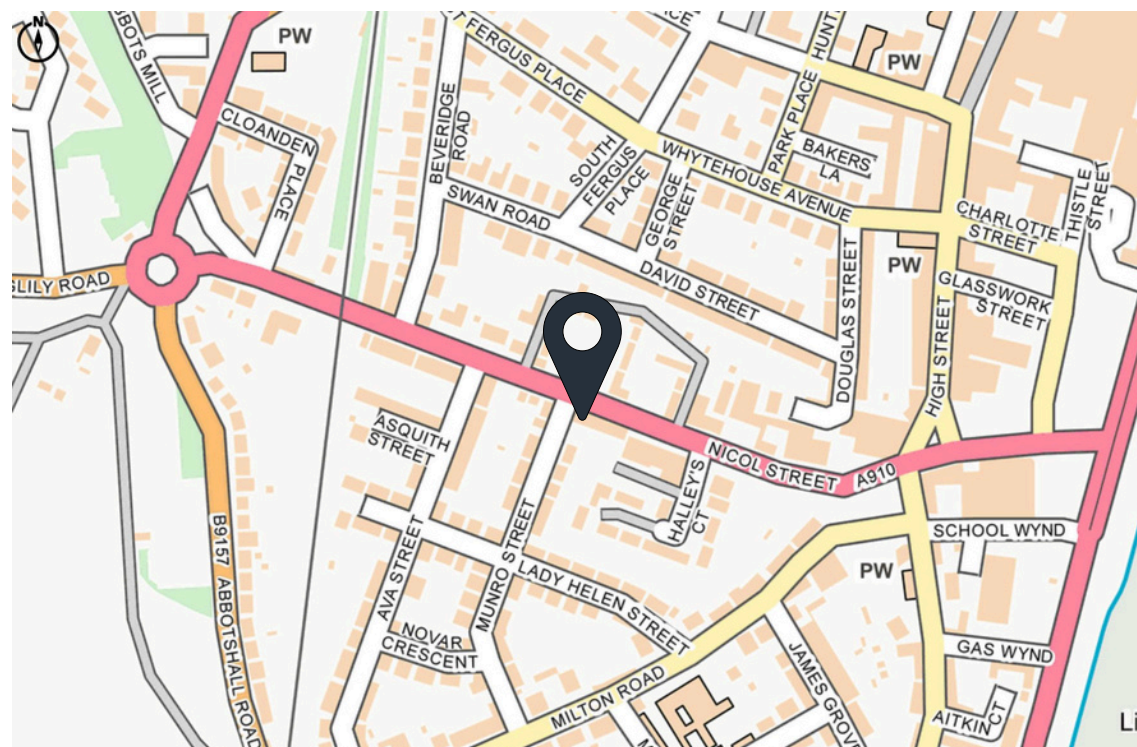
Internally the property provides an entrance hall, large reception area with office, waiting room, 5 surgeries/offices, kitchen facilities and 3 toilets including disabled facilities.

The property does benefit from gas central heating and private parking to the rear. The neighbouring property does have a right of access across the centre of the car park into their property.

The subjects have most recently been utilised as a doctors surgery however would also suit a dental surgery or private office use.

## PROPOSAL

Offers in the region of £175,000 are invited for the heritable interest.





## FLOOR AREAS

From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate gross internal area (GIA):

200m<sup>2</sup>/2,150ft<sup>2</sup>

## RATING

Rateable value £17,700.

## PLANNING

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

## EPC

A copy of the EPC will be available upon request.

## 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 or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.





#### DISCLAIMER

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**VIEWINGS  
AND  
FURTHER  
INFORMATION**

Strictly by appointment through the Sole Agent:

**COLIN DEVINE**



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