



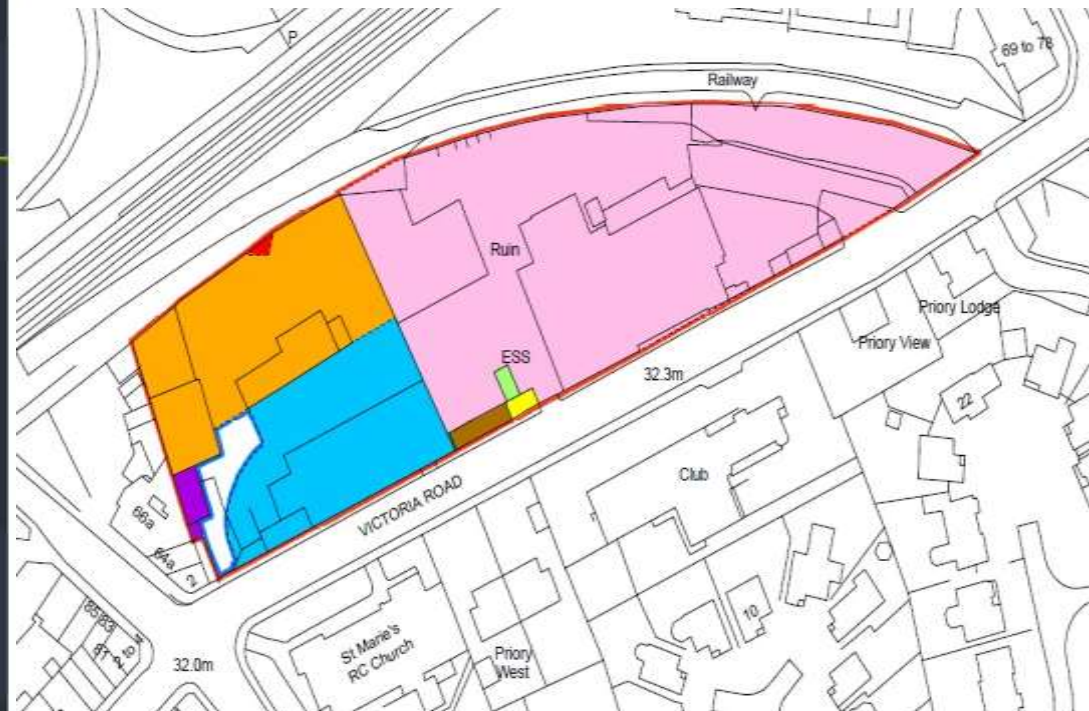
**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

Development site at Victoria Road, Kirkcaldy, KY1 1DS

## DEVELOPMENT SITE

- APPROXIMATELY 2.8 ACRES
- ZONED WITHIN MIXED USES
- MAY SUIT CARE HOME/RESIDENTIAL
- OFFERS CONSIDERED SUBJECT TO PLANNING
- PART OF SITE HAS PLANNING FOR CONVENIENCE STORE
- OFFERS IN THE REGION OF £1MILLION



## 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 the Victoria Road at its junction with Dunnikier Road.



## DESCRIPTION

The site on Victoria Road is situated within half a mile of the town centre on one of the main roads leading into the town.

Surrounding occupiers are a mix of residential and commercial.

## PROPOSAL

Offers are invited in the region of £1million for the Heritable interest.

## SITE AREAS

We have been advised by our clients that the site extends to approximately 2.8 acres.

## PLANNING

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

Further details of current planning details 17/01584/FULL.

## 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 of the property.

## VAT

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



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## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

MOBILE 07775863688

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