



327 High Street, Kirkcaldy, KY1 1JL

Offers Over £75,000

## 327 High Street, Kirkcaldy, KY1 1JL

First Floor Commercial Premises with PLANNING PERMISSION to convert into a 2 Bedroom 2 Bathroom Upper Apartment with a substantial open plan Lounge Dining room and Kitchen, with PANORAMIC SEA VIEWS over the Firth of Forth and beyond. Located across from the Harbour and Fife Coastal Path with ample shopping, cafes, bistros and restaurants nearby. Short walk to the Train and bus stations providing EXCELLENT COMMUTER LINKS for Edinburgh / Dundee and Perth. Planning number 21/02753/FULL. Planned accommodation: Open Plan Lounge dining room, kitchen, master bedroom with an ensuite, further double bedroom with a dressing area and a bathroom. Garden to the rear. PERSONAL PROPERTY TOUR available online.



## **DIRECTIONS**

Please contact agent for further information.

## **ENTRANCE**

The premises is accessed via a spacious entrance hall with ground floor storage room and a stairway leading to the first floor. Spacious first floor landing with a vast storage area.

## **KITCHEN**

15'3" x 13'4" (4.67m x 4.07m)

## **LOUNGE DINING ROOM**

26'6" x 14'5" (8.10m x 4.41m)

## **MASTER BEDROOM**

19'4" x 14'10" (5.90m x 4.54m)

## **ENSUITE**

8'6" x 5'3" (2.61m x 1.61m)

## **BEDROOM 2**

13'1" x 11'8" (4.00m x 3.57m)

## **BATHROOM**

11'5" x 8'2" (3.50m x 2.50m)

## **GARDEN**

To the rear of the property is a low maintenance garden laid with stones. Concrete steps lead to an additional access directly to the High Street.

## **AGENTS NOTES**

Please note that all room sizes are measured approximate to widest points.

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.





Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(29-38) <b>F</b>				(29-38) <b>F</b>			
(1-28) <b>G</b>				(1-28) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>Scotland</b>		EU Directive 2002/91/EC		<b>Scotland</b>		EU Directive 2002/91/EC	