



**Second Chance Dog Kennels Balbeggie Avenue, Thornton, Kirkcaldy, KY1 3NS**  
**Offers Over £100,000**



**GOLDEN OPPORTUNITY** to acquire a Commercial Premises formerly a canine rehoming charity set on roughly 0.5 AN ACRE OF LAND, with 12 kennels and a variety of outbuildings and exercise runs. Located close to the A92 just outside Thornton with ample opportunity for COUNTRYSIDE WALKS NEARBY. Premises includes: Enclosed courtyard, office, kitchen, W.C, 8 internal kennels, 4 external kennels, several storage rooms, laundry room, food store, dry store and 3 external runs (1 with 2 enclosed pens). DG. OCH. PERSONAL PROPERTY TOUR available online.



## DIRECTIONS

Please contact agent for further information.

## ENTRANCE

To the front of the lot is space for off street parking and a metal double gate providing access to an enclosed, paved courtyard. Secure metal gates lead to the external kennels and the outdoor runs. A large timber shed provides a workshop space with additional timber shed providing storage.

## OUTDOOR RUN

A good-sized run provides a secure space for the dogs to exercise with a covered area providing shelter in wet weather. A lean to with metal gate at the far end houses the oil tank and a timber shed provides storage.

## INDOOR KENNELS

29'5" x 19'11" (8.98m x 6.08m)

The indoor kennels consists of 8 individual kennels all with double-glazing, tiled floors and most with radiators. Each kennel has a securable metal door. Storage area with a cupboard housing the 'Warmflow Riello' oil burner. Doorway to the reception / office.

## RECEPTION / OFFICE

14'5" x 13'5" (4.40m x 4.11m)

Spacious reception and office area with a double-glazed window to the side. Ample space for office and lounge furniture. 2 radiators. Tiled flooring. Doorways to the kitchen, W.C and food store.

## KITCHEN

9'5" x 5'1" (2.89m x 1.56m)

Kitchenette comprising: Wall mounted, floor standing units with a stainless steel sink. Wall mounted water heater. Double-glazed window to the side. Partially tiled. Radiator. Tiled flooring.

## W.C

5'2" x 3'7" (1.58m x 1.10m)

2-piece suite comprising: W.C and a wash hand basin with

wall mounted water heater. Partially tiled. Double-glazed window to the side. Tiled flooring.

## FOOD STORE

13'11" x 8'11" (4.25m x 2.73m)

Good-sized storeroom with fitted storage bins ideal for food and fixed shelving/storage space. Radiator. Concrete flooring. Doorway to dry store, external kennels and a corridor to the side drying area.

## DRY STORE

10'3" x 8'7" (3.14m x 2.62m)

Good-sized storage room with fitted shelving units and concrete flooring.

## EXTERNAL KENNELS

X4 external kennels all with securable storage areas to the rear, metal doors / gates and concrete flooring. Additional storeroom for this area.

## STORAGE ROOM

19'0" x 6'11" (5.81m x 2.13m)

Additional spacious storage room with access to the laundry area and access to an additional outdoor run.

## LAUNDRY AREA

10'4" x 9'9" (3.16m x 2.98m)

Laundry area with provision for light, power and plumbing with concrete flooring. Further securable storage area with a metal gate.

## SIDE AREA / DRYING AREA

To the side of the plot is a vast but securable space providing an outdoor drying area with several storerooms and access to an outside pen and a 3rd outdoor run. The 3rd run also has 2 self-contained external pens.

## WORKSHOP

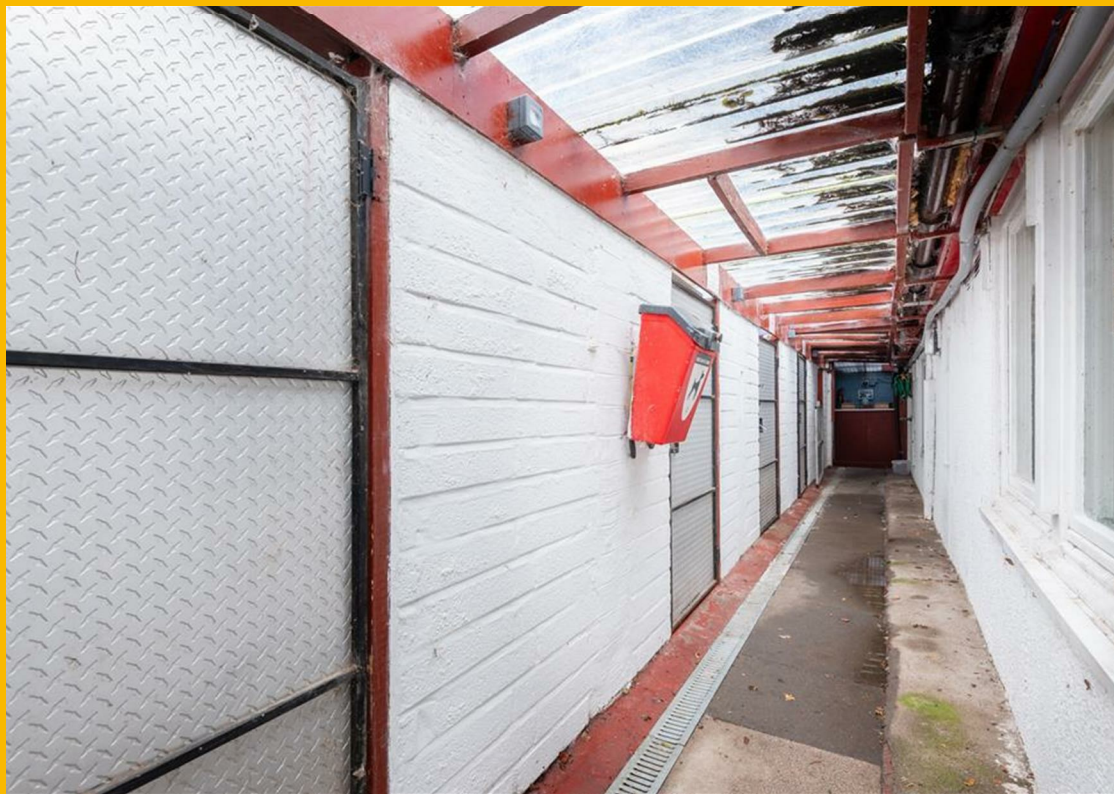
18'4" x 11'3" (5.59m x 3.45m)

Accessed from the courtyard is a good-sized timber shed providing a workshop space with fitted work benches and shelving/storage space.

## AGENTS NOTES

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









Life PROPERTIES  
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SECOND  
CHANCE KENNELS  
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