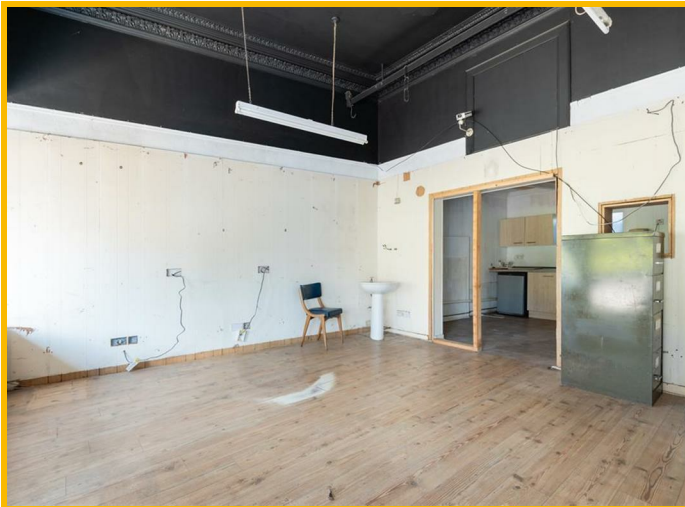
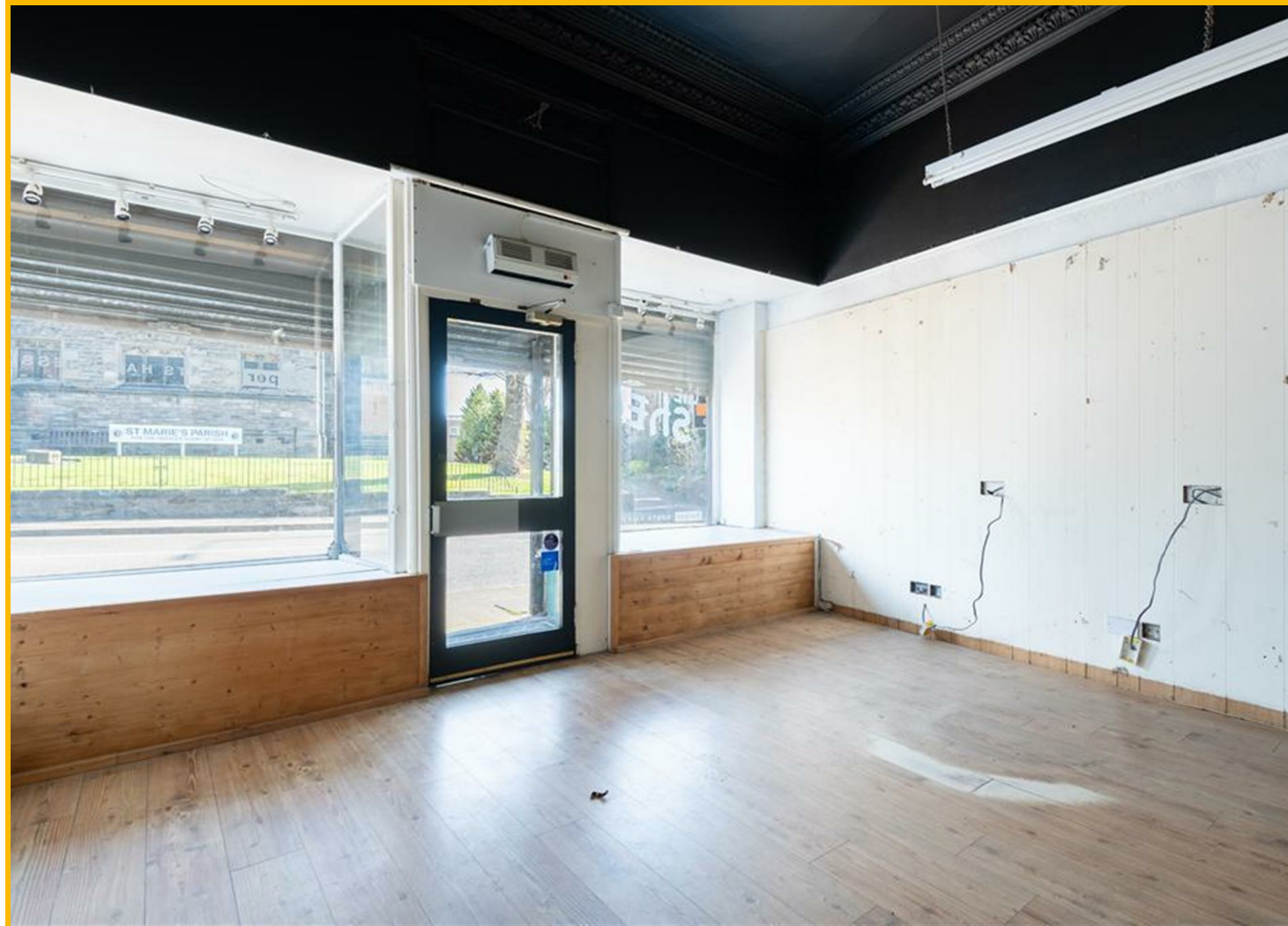




75 Dunnikier Road, Kirkcaldy, KY1 2RL

Offers Over £65,000

EXCITING OPPORTUNITY. Retail premises with spacious window display, kitchen, and WC to the rear, in a SOUGHT-AFTER Location. The current rateable value is £3,000 which makes the property eligible for small business rates relief. **PERSONAL PROPERTY TOUR** available online.



LOCATION

Kirkcaldy is a town where you don't have to compromise. You get coastal living, a strong community feel, and all the everyday essentials on your doorstep — from supermarkets and cafes to leisure facilities. The seafront promenade and nearby parks offer the kind of lifestyle buyers are actively searching for, not just a place to live, but a place to enjoy. For families, schooling is a major draw. Highly regarded options such as Balwearie High School and Kirkcaldy High School, alongside further education at Fife College, make this a location that works long-term. Connectivity is where Kirkcaldy really stands out with direct rail links to Edinburgh in under an hour, plus excellent road access, it's ideal for commuters who want more without sacrificing accessibility. Add in green space like Beveridge Park, coastal walks, and a wide range of sports and leisure options, and it's clear why demand here continues to grow.

DIRECTIONS

Please contact agent for further information.

RETAIL AREA

16'8" x 14'5" (5.1m x 4.4m)

KITCHEN

10'6" x 10'6" (3.22m x 3.22m)

WC

3'8" x 2'8" (1.13m x 0.82m)

AGENTS NOTES

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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 you financial position before we can recommend any offer to the vendor.