

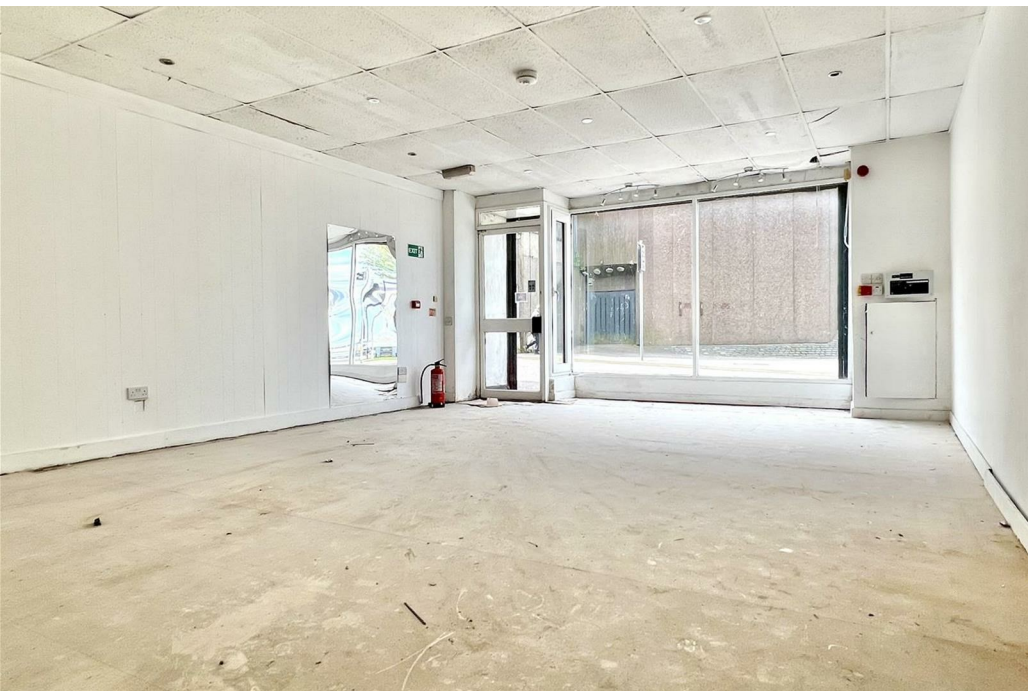


PILMUIR STREET DUNFERMLINE | OFFERS OVER £100,000

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PILMUIR STREET

DUNFERMLINE

£100,000

UNDER OFFER IN 5 DAYS - Similar Properties Required!

Located on the bustling Pilmuir Street in the heart of Dunfermline City centre, this exceptional retail shop and workshop/storage opportunity of approx. 1,660 sq ft with frontage that catches the eye of passersby.

With flexible, spacious accommodation including a substantial ground floor store, shared courtyard area and generous adjoining stone-built building offering excellent additional storage/workshop, kitchen, W/C facilities and is a gem not to be missed. Adding convenience to your daily operations is a substantial floored attic above the stone-built building to the rear offering further excellent storage or development potential of approx 682 sq ft.

This shop offers ample space for various business needs and the shared courtyard area and adjoining stone-built building further enhances the appeal of this prime retail site. So whether you're looking to set up a boutique or any other retail venture, this property is versatile and ready to accommodate a variety of uses.

DESCRIPTION

The subjects 'For Sale' comprise a shop with frontage onto Pilmuir Street in the heart of Dunfermline City centre, a substantial ground floor store, shared courtyard area and generous adjoining stone-built building offering a generous workshop/storage area with kitchenette & WC facilities, all at Pilmuir Street, Dunfermline.

A prime retail site suitable for a variety of uses and the perfect location for those seeking an excellent shop frontage with substantial storage unit adjacent and generous storage/workshop or staffing facilities likely to be of interest to wide range of business owners.

Don't miss out on the chance to own this fantastic property that promises not only a great location but also a space that can be tailored to suit your business aspirations.

For further information and appointment to view, please call Colin Jenkins today. Phone Before It's Sold!

LOCATION

The subjects occupy a superb city centre location in Scotland's historic capital with recent developments in the area seeing Dunfermline benefitting from unprecedented levels of regeneration and investment. Miller Homes 'Victoria Mills' are developing a mix of new build and conversions directly to the north the subjects, the re-opening of the Carnegie Leisure Centre following a £20m+ refurbishment and the opening of a Tesco superstore across the road from the site.

Dunfermline is located approximately five miles from the

Queensferry Crossing and is therefore particularly popular with commuters to Edinburgh and many parts of the central belt with easy access to the M90 motorway with its direct links to Edinburgh, Perth and Dundee and via Kincardine Bridge to Stirling, Glasgow and the West.

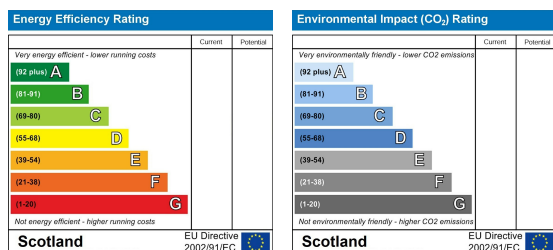
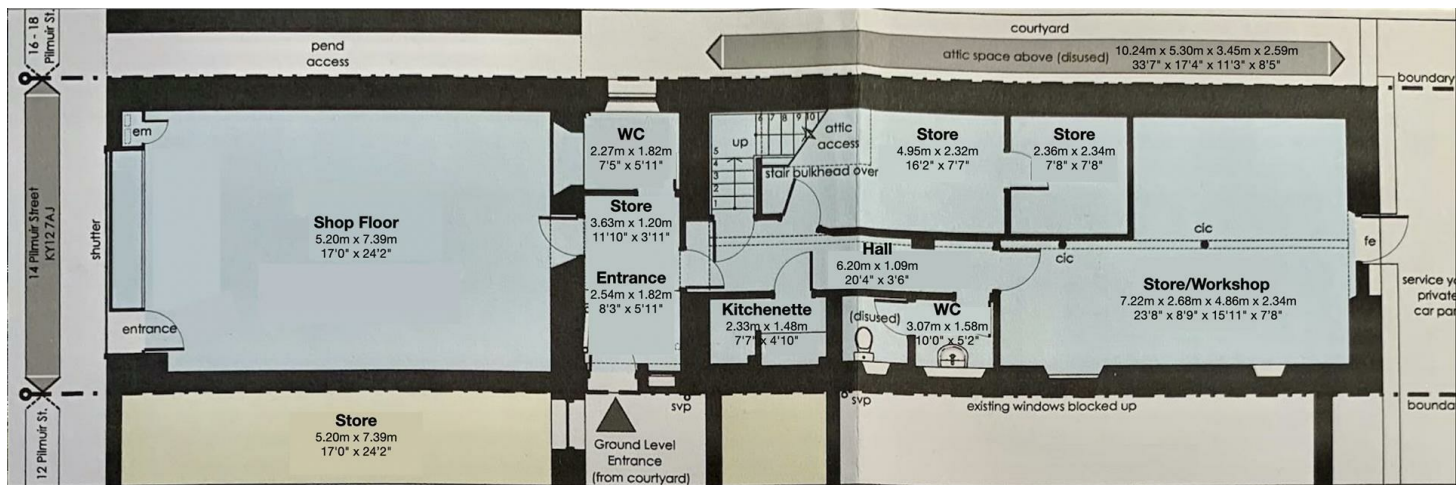
Within walking distance of the subject site is the towns principal bus station on Queen Anne's Street and a full range of shops, leisure facilities and educational establishments associated with a modern City. The town further benefits mainline train stations.

ARRANGE A VIEWING

Viewing by appointment. Please call your local Estate Agent, Colin Jenkins at AMAZING RESULTS!™ to see this property today. 01383 699000 | 07977 170505. To view additional Photographs, Floor Plans, Property Tours and Social Media content or to arrange a viewing online, please visit our website. www.AMAZINGRESULTS.com.

PROPERTY TO SELL?

Why not find out how much your property or business is worth today with a free, no obligation valuation from your local Commercial Estate Agent, Colin Jenkins. 01383 699000 | 07977 170505. Arrange a free valuation online at AMAZINGRESULTS.com.



To view this property call Colin Jenkins on 0800 999 1565



Colin Jenkins

Founder/Professional Estate Agent

0800 999 1565 (office)
07977 170505 (mobile)

colin@AMAZINGRESULTS.com



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Viewing is strictly by appointment through your local Agent on 0800 999 1565. These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. How much is your home worth? Find out in a few clicks at www.AMAZINGRESULTS.com.

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