

# first for homes

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Contact Allan England's Team  
**01592 752 944**



Whytescauseway, Kirkcaldy  
**Offers over £65,000**



# Whytescauseway, Kirkcaldy

CLASS 2 COMMERCIAL UNIT FOR SALE - Excellent Opportunity To Purchase A Spacious Office In Central Location of Kirkcaldy, Fife.

Allan England's award-winning team at First For Homes are delighted to present to the market this class 2 commercial unit. Could be converted to Solicitors, Estate Agents or Mortgage Brokers, hairdressers for example. This excellent space offers front door to modern reception area and hallway, 2 main office rooms, utility room/kitchen, WC, spiral staircase to upper level provides 2 large storage areas with new Velux windows, which could also be converted to additional offices. Situated in a highly accessible location, street parking and ample public parking nearby as well as public transport routes.

COMMERCIAL EPC RATING - B

Call first for homes - first for trust... first for service... first for aftercare.

The popular coastal Town of Kirkcaldy has a wide range of services including shopping, banking, schools and a host of recreational facilities such as the stunning Beveridge Park and the Adam Smith Theatre. For the commuter Kirkcaldy boasts a mainline train station and the A92 road link giving access to Edinburgh and all major local towns.







## **SITUATION - Kirkcaldy**

### **RECEPTION ENTRANCE AREA**

13'7" x 9'2" (approx) (4.16m x 2.80m (approx))

### **OFFICE ROOM 1**

10'4" x 9'5" (approx) (3.16m x 2.88m (approx))

### **OFFICE ROOM 2**

12'2" x 7'3" (approx at widest point) (3.71m x 2.23m (approx at widest point))

### **UTILITY/KITCHEN**

5'6" x 5'3" (approx) (1.70m x 1.61m (approx))

### **SPIRAL STAIRCASE TO UPPER LEVEL**

### **STORAGE/OFFICE SPACE 1**

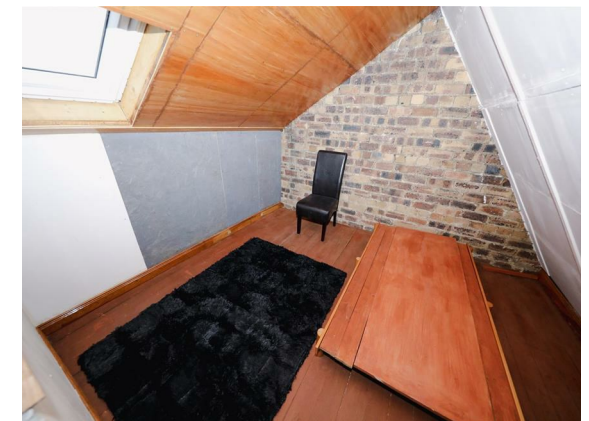
14'6" x 8'7" (approx) (4.42m x 2.63m (approx))

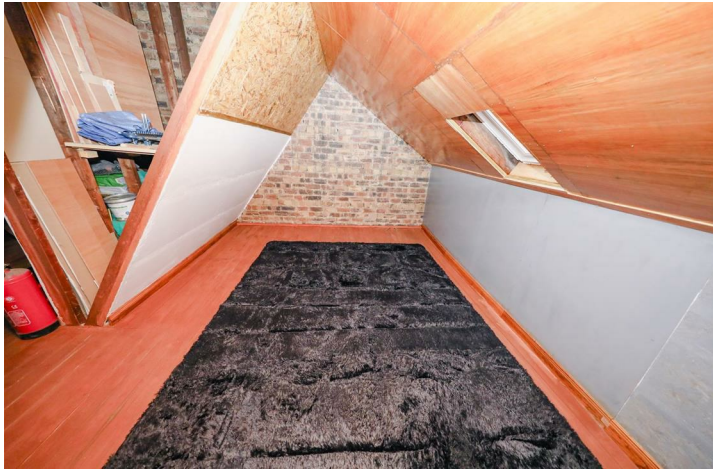
### **STORAGE/OFFICE SPACE 2**

8'7" x 8'4" (approx) (2.63m x 2.56m (approx))

### **STREET PARKING/ PUBLIC PARKING FACILITIES**

### **INFORMATION**





## Information

These particulars are prepared on the basis of information provided by our clients. We have not tested the electrical system or any electrical appliances, nor where applicable, any central heating system. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries – no warranty is given or implied. This schedule is not intended to, and does not form any contract.

## FREE Valuation

### Selling Your Home?

Choose first for homes - a highly experienced estate agency team you can trust to sell your home at the highest possible price. Offering fantastic savings on selling fees, with no compromise on service, free professional photography highlighting your home in its best light, first for homes will be your first choice. Contact us today to arrange your appointment.



**first for trust**



**first for service**



**first for aftercare**

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