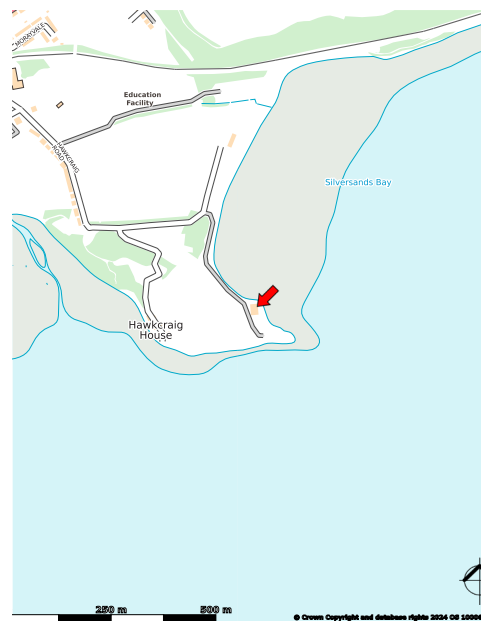




## Office Suites, The Boathouse, Silversands, Hawkcraig Road, Aberdour, KY3 0TZ

- High quality and well presented office suites
- Idyllic Coastal setting with panoramic vista
- On site car parking
- Office Suites available individually or as a whole.
- Suite sizes from 1,165 to 1,435 sq.ft



### LOCATION

Aberdour lies approximately 7 miles south-east of Dunfermline City and is a pleasant residential village lying on the banks of the Firth of Forth. The village is understood to have a population of approximately 1600 people and accordingly the range of commercial facilities and amenities in Aberdour is relatively restricted. Aberdour does have the benefit of a good influx of day trippers/tourists in the Summer season.

More specifically, the 'Boathouse' subjects are situated to the south of the village in a coastline situation on Hawkercraig Road, in near proximity to Aberdour's Silversands beach, overlooking the Firth of Forth in an idyllic location with uninterrupted views across water to Edinburgh and the Lothians.

### DESCRIPTION OF PROPERTY

The subjects comprise a former Boathouse, which is of a detached and extended type and two storey and attic in height. It is of steel frame construction with brick and infill walls, white-washed and rendered externally, set beneath a series of pitched and profile metal clad roofs.

The accommodation is arranged to provide a number of office suites finished to good and attractive standard with

common toilet and kitchen facilities. All have southern views and provide bright and well presented accommodation.

Floors have a variety of timber and carpeted overlay with walls provided in painted and papered finishes. Ceilings are in a mixture of suspended tiles and painted plasterboard linings.

The office suites have good provision of power outlet and have modern IT capabilities.

The building benefits from an area of shared car parking associated with the office suites.

### ACCOMMODATION

The areas of subjects have been calculated in accordance with the RICS Property Measurement, 2nd Edition and Code of Measuring Practice, 6th edition on a Net Internal Area basis:

Area / Floor	Sq M	Sq Ft
Ground & 1st Floor — Suite 3	133.39	1,435
1st Floor — Suite 5	108.2	1,165
1st and Attic Floor — Suite 6	126.65	1,365

### RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value as can be seen undernoted.

Office Suite 3 - £14,600  
Office Suite 5 - £ 8,600  
Office Suite 6 - £13,000

### RENTAL PRICE

POA

### LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

### EPC

EPC will be available upon request.

To arrange a viewing please contact:



**Duncan Fraser**  
Associate  
07769 377 431  
Duncan.Fraser@g-s.co.uk

### IMPORTANT NOTICE

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