



FALCONER

PROPERTY CONSULTANTS

**34-36 CANMORE STREET
DUNFERMLINE
KY12 7NT**

FOR SALE

- OFFERS OVER £190,000
- 1,706FT²
- ENTIRE OFFICE BUILDING
- PRIME LOCATION
- POTENTIAL RESIDENTIAL
CONVERSION (SUBJECT TO
PLANNING PERMISSION)
- GOOD LEVELS OF PRIVATE
PARKING



LOCATION

Dunfermline is a city, parish and former Royal Burgh, in Fife, Scotland, on high ground 3 miles (5 km) from the northern shore of the Firth of Forth.

The city currently has an estimated population of 58,508. According to the National Records of Scotland, the Greater Dunfermline area has a population of 76,210.

The subjects are located on the norther side of Canmore Street at its junction with Abbey Park Place.

DESCRIPTION

The subjects comprise a three storey mid-terraced building of stone construction with a rendered finish whilst being surmounted with a pitched and slated roof.

Internally the property comprises of three separate office suites each with w.c and tea prep facilities.

The property benefits from a 3/4 car garage to the rear along with further private parking.

FLOOR AREAS

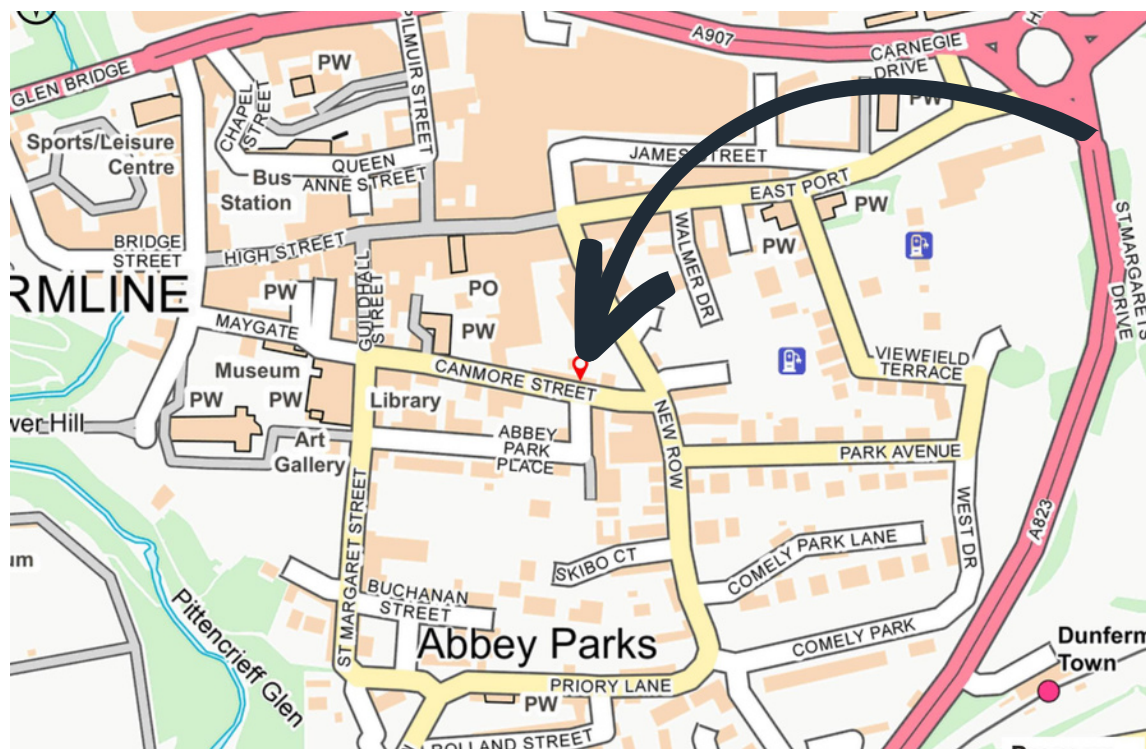
From sizes taken during our inspection we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

Ground Floor: 48.7m²/524ft²

First Floor: 71.3m²/767ft²

Second Floor: 38.5m²/415ft²

Total: 158.5m²/1,706ft²



PROPOSAL

Offers over £190,000 are invited for the heritable interest.

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Fife Council Planning Department.

RATING

Rateable value:

Ground Floor - £7,300

First Floor - £10,100

Second Floor - £4,200

EPC

G.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published March 2024.



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**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

Colin Devine



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