

## Land at The Esplanade, West Promenade, Kirkcaldy, Fife KY1 1TE

A heritable vacant former advertising site of about 219 sq m (2,355 sq ft)



### Property Summary

- Heritable former advertising site
- Approximately 219 sq m (2,355 sq ft)
- Alternative use potential (subject to planning)
- Vacant possession

### Location

Kirkcaldy is a town and former Royal Burgh in Fife, on the east coast of Scotland. It is about 11 miles north of Edinburgh and 27 miles south second largest settlement in Scotland. The A92, which connects Dunfermline to the west with Glenrothes and Dundee to the north, passes immediately north of Kirkcaldy. The A910 road connects it to the western and central parts of the town. At Redhouse Roundabout the A921 connects the A92 to the eastern side of Kirkcaldy. It continues via St Clair Street and The Esplanade on to Kinghorn, Burntisland, and Aberdour to the south west. The site is located on the north side of Esplanade (A921) in a mainly residential area, opposite Morrisons.

### Description

A roughly rectangular site of about 219 sq m (2,355 sq ft) - 3 X 48 sheet. A site that could suit a possible development subject to obtaining any necessary consents.

### Planning

Fife Council (03451 551122) [www.fifedirect.org.uk](http://www.fifedirect.org.uk)



### Tenure

Heritable (Scottish equivalent of freehold)

Address	Acres	Hectares
Land at Esplanade	0.054	0.022

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