

# FOR SALE

Refurbishment/Development Opportunity\*

7-11 Strathore Road, Thornton, KY1 4DU



- Freestanding single storey premises
- Situated close to local amenities
- Building NIA of 155m2 and land of approx. 1155 m2
- Offers invited



## Description

The Subjects comprises of a vacant single storey gabled former school building which has been converted to two tenancies with considerable parking/hardstand surround. Reception, kitchen and various toilets (including accessible) also located throughout. This building and boundary walls are Category C listed.

## Services

The Subjects are served by mains electric, mains water and drainage.

## Use

The Subjects were most recently used as an NHS clinic.

\*Suitable for a variety of uses and possible extension, subject to planning permission and listed building consent.

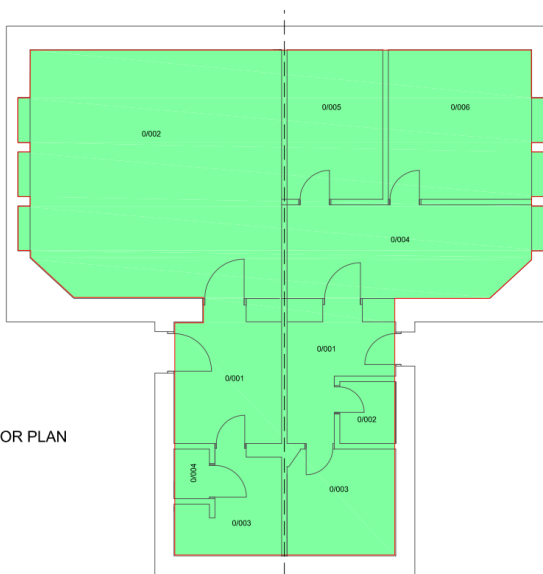


### Location

Thornton is a small village located between Kirkcaldy and Glenrothes close to the A921 motorway. Thornton provides local shopping and a primary school within the village. For commuters, the A92 offers quick access to Edinburgh, and the village is served by its own railway station. Nearby Kirkcaldy and Glenrothes enhance the convenience of the location, offering additional shopping, schooling, and a variety of leisure facilities, making this property an excellent choice for modern living.

The village itself boasts very good local amenities including shops and cafes, plus a golf course and public park.

### Floor Plans



GROUND FLOOR PLAN



### Purchase

Offers in the region of £170,000 are invited.

### Rateable Value

As this property was separated into 2 tenancies, the former library and clinic are separately entered on the valuation roll. At the time these particulars were prepared, the Subjects are entered in the Valuation Roll with a rateable value of £5,300 and £3,000 respectively. (ref: 140315600 and 140315800).

### Energy Performance Rating

EPC available on request.

### Viewing

To arrange an appointment to view the premises or for further information please contact the sole agents:

Fife Council: 03451 555 555 + Ext .....

Tia Melville - 475439 / tia.melville@fife.gov.uk

Shaun Crosby - 444729 / shaun.crosby@fife.gov.uk

### Closing Date

Offers are to be received by the closing date, with a date still to be confirmed.

Offers must be submitted by email with "Former Library, 11 Strathore Road, Thornton" in the subject line to Estates.Tenders@fife.gov.uk stating:

- Purchase Price offered
- Your full name
- Postal address (including postcode)
- Mobile number

### Disclaimer

Fife Council does not bind itself to accept the highest or any offer for the subjects. In supplying these particulars, Fife Council is not issuing instructions and will not, therefore, be liable for agents or any other fees. These particulars are not deemed to form any contract or part of any contract, which may be entered into. The successful applicant will be responsible for their own legal costs, surveying costs, recording dues and Land and Buildings Transaction Tax.