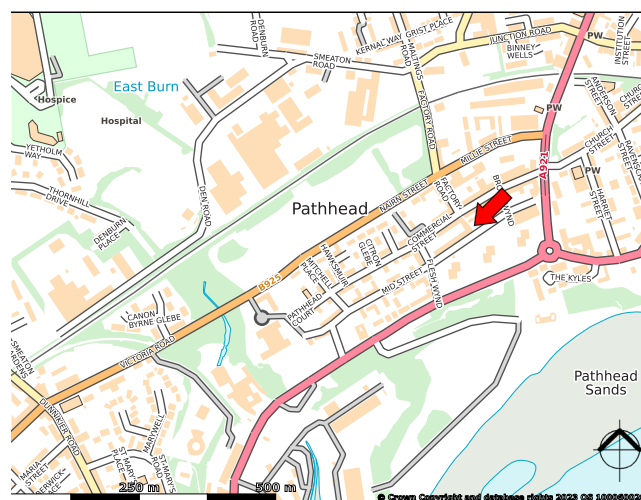




18-27 Branning Court, Kirkcaldy, KY1 2PD

- Rare purchase opportunity
- Picturesque location close to Kirkcaldy Town Centre & Promenade
- Excellent commuter location
- Mixture of 1, 2 and 3 bedroom flats
- Dedicated car parking to rear
- Income producing
- Current rent of £82,860 per annum; potential for rental growth



LOCATION

Kirkcaldy lies within the Kingdom of Fife approximately 30 miles to the north of Edinburgh and some 45 miles to the south-west of Dundee and has an estimated population of some 49,000 people.

The town benefits from an excellent transportation network with a railway station on the main east coastline which runs from London's Kings Cross via Edinburgh to Aberdeen. By car, the town is readily accessible via the A92 Fife regional road providing short drive times to Edinburgh, Dundee and the 'Central Belt'.

The subjects lie in Branning Court, a development of Mid Street and in near proximity to Kirkcaldy Town Centre and promenade. This is an established residential area with easy access to the town's commercial centre and local amenities.

DESCRIPTION

The subjects comprise a total of 10 flats contained within a modern block with associated car parking. Several secure access doors allow entry into the block.

The flats are provided across two blocks which are 3 storey and 4 storey in height with a centrally positioned pend allowing for access to the rear car park area. The buildings are of brick/block construction, rendered externally, held beneath a series of pitched and tiled roofs.

ACCOMMODATION

We note the areas of the individual flats which have been calculated on a Gross Internal Area;

FLAT	FLOOR	ACCOMMODATION	FLOOR AREA
18	First	Hallway, Lounge, Kitchen, 2 Bedrooms and Bathroom	69sqm — 742 sqft
19	First	Hallway, Lounge, Kitchen, 3 Bedrooms (1 with En Suite Shower Room) and Bathroom	80sqm — 861 sqft
20	Second	Hallway, Lounge, Kitchen, 2 Bedrooms and Bathroom	69sqm - 742 sqft
21	Second	Hallway, Lounge, Kitchen, 3 Bedrooms (1 with En Suite Shower Room) and Bathroom	80sqm — 861 sqft
22	Third	Hallway, Lounge, Kitchen, 2 Bedrooms and Bathroom	69sqm — 742 sqft
23	Third	Hallway, Lounge, Kitchen, 3 Bedrooms (1 with En Suite Shower Room) and Bathroom	80sqm — 861 sqft
24	First	Hallway, Lounge, Kitchen, Bedroom and Bathroom	46sqm — 495 sqft
25	First	Hallway, Lounge, Kitchen, 3 Bedrooms and Bathroom	65sqm — 699 sqft
26	Second	Hallway, Lounge, Kitchen, Bedroom and Bathroom	46sqm — 495 sqft
27	Second	Hallway, Lounge, Kitchen, 3 Bedrooms and Bathroom	65sqm — 699 sqft

TENANCY HIGHLIGHTS

- Modern residential block
- Full Occupancy with little void over the last 10 years
- Tenancy agreements dating back to 2015
- Mixture of Short Assured Tenancies and Private Residential Tenancies
- Deposits held for all tenants
- Potential for rental growth
- Comprehensive property files/documents held on all flats
- Full Tenancy and property details available upon request
- Current rent of £82,860 per annum; potential for rental growth

PRICE

The subjects are available for sale with offers in the Region of £1,100,000. The flats are being sold subject to the tenancies in place where applicable.

EPC

EPC's are available upon request

COUNCIL TAX

The subjects carry a mixture of Council Tax Bandings of B, C and D.

LEGAL COSTS

Each party has to bear their own legal costs. The tenant will be liable for the land and buildings transaction tax and registration dues incurred in this transaction.

VAT

For the avoidance of doubt all prices are exclusive of VAT unless otherwise stated and any prospective purchasers should satisfy themselves independently as to the incidence of VAT involved in this transaction.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents, Messrs Graham + Sibbald.

To arrange a viewing please contact:



Duncan Fraser

Director

duncan.fraser@g-s.co.uk

07769 377 431

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date of Publication: October 2025