

**FOR SALE**  
YARD

**GRAHAM  
SIBBALD**



**Workshop & Yard**  
**Stirling Road, Milnathort, KY13 9XG**

- Rare opportunity to acquire yard
- Workshop - 2,700 sq.ft
- Strategic location close to M90
- Suitable for a variety of uses STC
- 0.56 Acres or thereby
- May qualify for 100% Rates Relief



## LOCATION

The village of Milnathort is located a mile or so north of the larger market town of Kinross. The location provides for excellent access to the larger road network being adjacent to the M90 and as such provides good access to Edinburgh, Glasgow, Dundee and Perth.

The village lies approximately equidistant between Dunfermline and Perth. The nearby town of Kinross is a popular residential location and is principally a commuter town with bus links to other major towns and cities and a Park and Ride service to Edinburgh.

More precisely, the subjects are located off Stirling Road within a mixed commercial area. The approximate location is shown by the OS plan.

## DESCRIPTION

The subjects comprise a secure yard of 0.56 Acres or thereby. The yard is regular in shape with well defined boundaries.

A mixed age/construction building is on site totalling 2,700 sq.ft.

The subjects may suit a variety of uses, subject consents.

## ACCOMMODATION

We have measured the site in accordance with the RICS property measurement (2nd edition) which incorporates the RICS code of measuring practice (6th edition) to arrive at the following area: 0.56 Acres or thereby.

## RATEABLE VALUE

The subjects have a Net and Rateable Value as follows; £9,200.

The subjects may qualify for 100% rates relief. Interested parties should make their own enquiries in this regard.

## PRICE/TERMS

Further information available from the Sole Agents.

## LEGAL COSTS + VAT

Each party to bear their own legal costs associated with the transaction.

For the avoidance of doubt all figures quoted are exclusive of VAT.

## VIEWING

Viewing is through the sole agents.

To arrange a viewing please contact:



**Garth Davison**  
Director  
07809 490 581  
Garth.Davison@g-s.co.uk



**Keith Scobbie**  
Partner  
07803 896 947  
Keith.scobbie@g-s.co.uk

## 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. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2026