

**J & G  
WILSON**

Gairneybank Filling Station, Gairneybridge, Kinross, KY13 9JZ.

A 3 bedroom cottage and a former petrol station site Offers over £299,000.





## Particulars of Sale

Kinross 2.8 miles, Dunfermline 10 miles, Perth 20 miles, Edinburgh Airport 22 miles, Edinburgh City Centre 25 miles & St Andrews 33 miles.

**A 3 bedroom detached cottage and a former petrol station site in this semi rural location with easy access of the M90 and Kinross.**

**Overall circa 0.44 acres / 0.18 Ha.**

**Offers over £299,000.**

## SITUATION

The property enjoys an attractive semi rural position a few miles south of Kinross and with easy access to the M90 for excellent commuter links.

Kinross offers amenities including shops for everyday requirements, Post Office, bank, churches, local bus services, golf courses, bowling clubs, health care facilities and attractive walks around Loch Leven and in the surrounding countryside. The school catchments for the property are Kinross Primary and Kinross High Schools both of which enjoy a good reputation.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities and recreational amenities.

Edinburgh offers superb facilities including shopping, leisure and cultural facilities as well as an airport.



## DESCRIPTION

The property is a character detached cottage with an adjoining outbuilding and the land overall is circa 0.44 acres (0.18 Ha). Part of the land was formerly a small petrol station and may have potential as a house plot / development site subject to the required consents.

The overall internal area of the cottage is 1,399 square feet (130 square metres).

The design includes an entrance porch, a reception hall, a lounge, a separate dining room, a fitted breakfasting kitchen, 3 bedrooms and 2 shower rooms (one downstairs and the one on the upper floor is en-suite). There is a gas central heating, double glazing and a range of in built storage space. The cottage does require modernisation.

Outside there is a driveway providing off street parking and the gardens are mainly in grass with mature trees. The gardens share a boundary with the Gairney Water. The outbuilding is in poor condition and was formerly used as a garage it measures approximately 19'2 x 16'7 (5.8m x 5.1m).

Viewing is recommended.

## GENERAL INFORMATION

**VIEWING** Please telephone J & G Wilson on 01577 862302 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**SELLING YOUR OWN HOME** J & G Wilson offer a free valuation service and pre sale advice at no obligation. If you would like an appointment to discuss your requirements please call Duncan Fergusson on 01577 862302 / 07979 105615 or email [contact@jgwilson.co.uk](mailto:contact@jgwilson.co.uk)

**COUNCIL TAX** The property is Band \*.

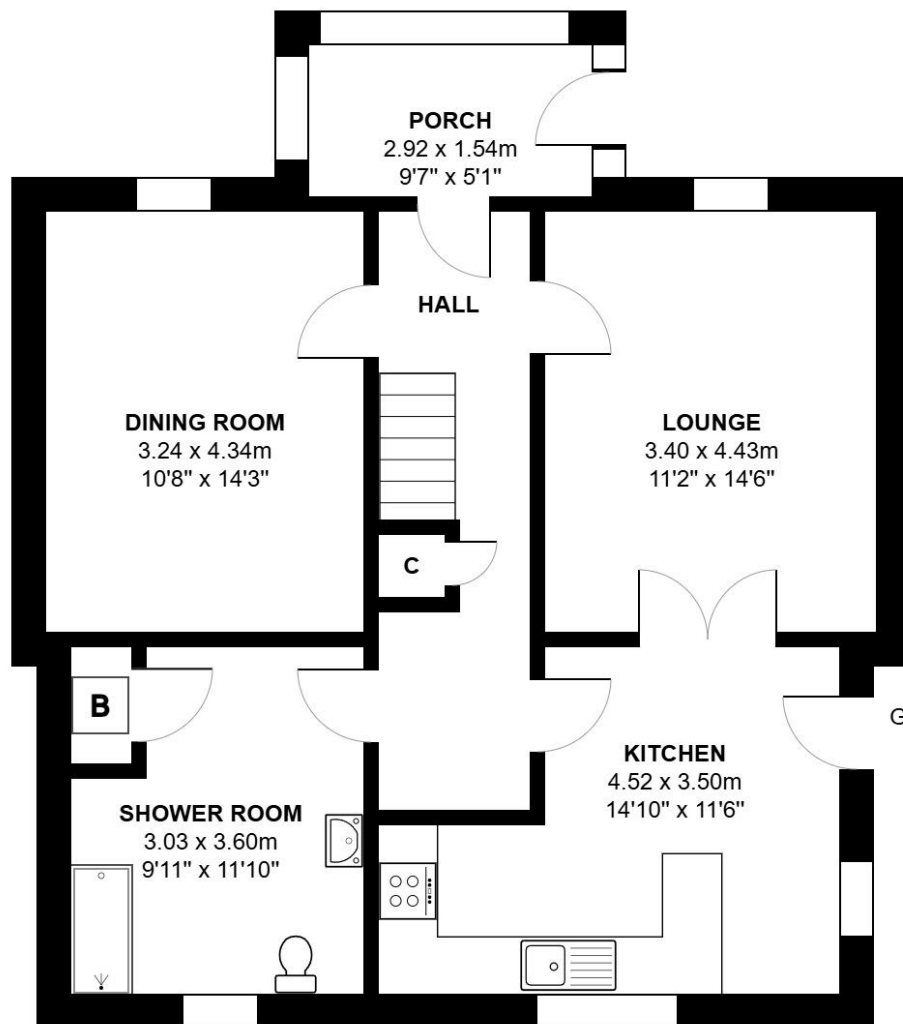
**ENERGY RATING** The property is rated as C (77).

Particulars prepared October 2025.

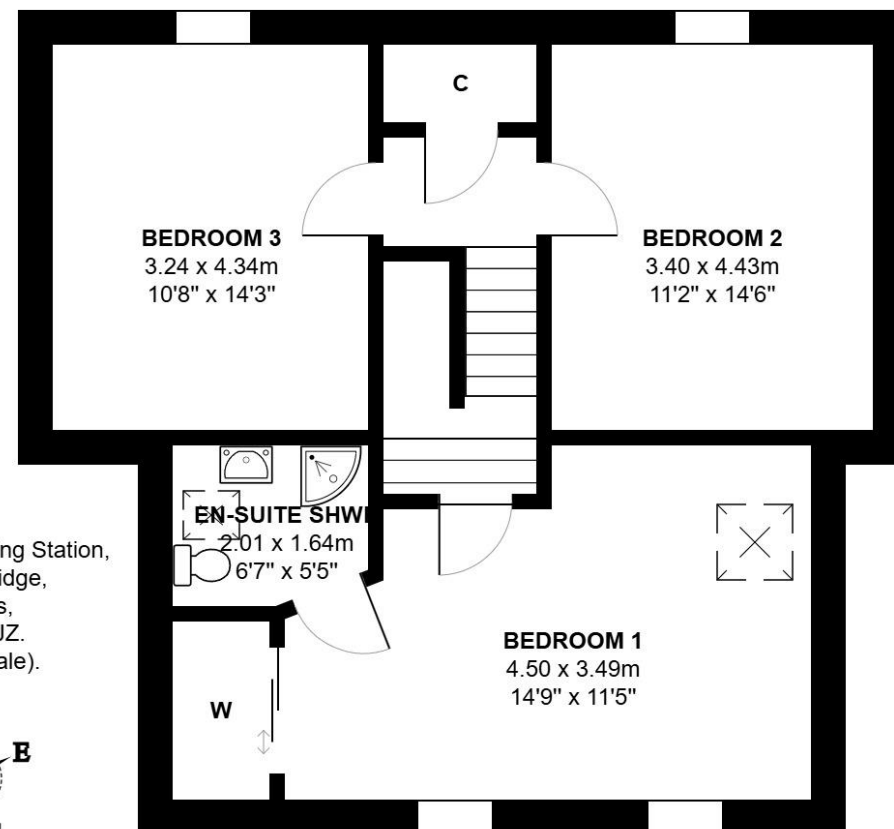








Gairneybank Filling Station,  
Gairneybridge,  
Kinross,  
KY13 9JZ.  
(Not to scale).





## PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

## Selling Agents

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