

Property for Auction in Scotland - [Print Version]

Lot : Silver Tassie, 86 High Street, Burntisland, Fife KY3 9AS



Auction House Scotland

0141 339 4466

Your Local Property Auctions Specialist

Auction Date:	Start Time	Property Type:	*Guide Price
Wed 28/10/2026	14:00	Commercial	£80,000

Property Address: Silver Tassie, 86 High Street, Burntisland, Fife KY3 9AS, KY3 9AS

Silver Tassie comprises a vacant commercial unit extending to approximately 97 sq m (1,044.1 sq ft), occupying a prominent position on Burntisland High Street. Formerly utilised as a public house, the property offers an exciting opportunity for investors, owner-occupiers and developers seeking a well-located commercial premises with scope for upgrading and refurbishment. The accommodation would benefit from modernisation, presenting potential for a range of commercial uses, subject to obtaining any necessary planning consents and statutory approvals. The property has a Rateable Value of £13,100 and is situated within a popular seaside town, offering an



excellent opportunity to acquire a commercial property in an established High Street location.

Area

Burntisland is a popular and historic seaside town situated on the northern shore of the Firth of Forth in Fife. The town benefits from a range of local amenities, including independent shops, cafés, restaurants, convenience stores and leisure facilities, with the sandy beach, promenade and Links area providing attractive recreational opportunities. Burntisland railway station is located nearby and forms part of the Fife Circle Line, providing rail connections towards Edinburgh and Kirkcaldy. The town is also served by regular bus services, while the A921 coast road provides access towards Inverkeithing and the M90 to the west, and Kirkcaldy and the A92 to the east. The combination of a popular seaside setting, established High Street amenities and accessible transport links makes Burntisland an attractive location for commercial investment and business occupation.

Tenure

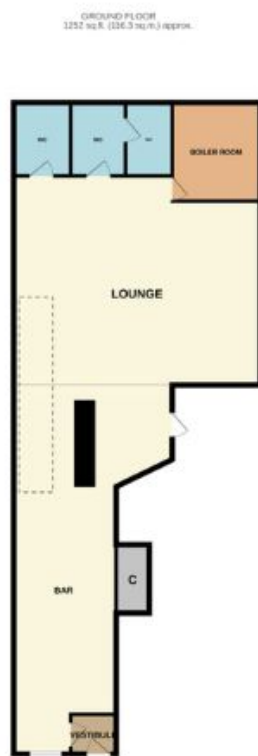
Freehold

Local Authority

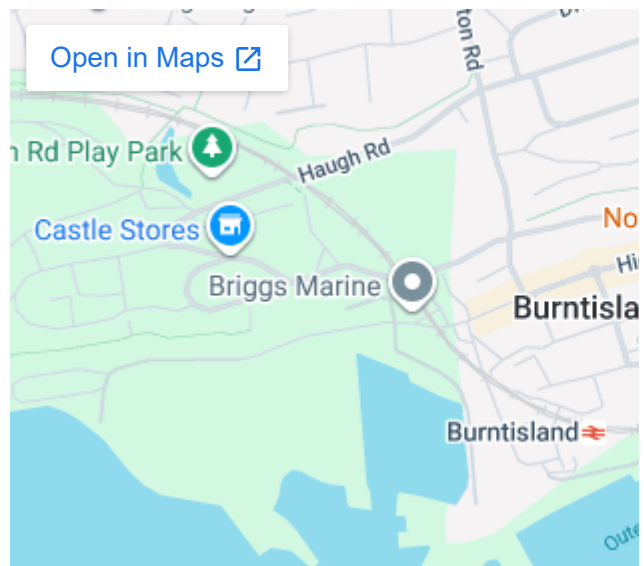
Fife Council

Floor Plan

Location Map



TOTAL FLOOR AREA: 1252 sq ft (116.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The purchaser, solicitor and valuer should have sufficient regard to any guarantee as to the floor area of the property to be given.
 Made with MapInfo 12.5.0



Additional Fees

Buyers Premium - 1% max £1250+VAT.

Administration Charge - No admin fee.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.