

# FOR SALE BY ONLINE AUCTION

**Auction Date: 22<sup>nd</sup>  
October 2026 at  
2.30pm**

**Office premises over ground and  
first floors**

**Flexible space suitable for a  
variety of uses**

**Scope for change of use subject to  
obtaining appropriate planning  
consent**

**Guide Price - £75,000**

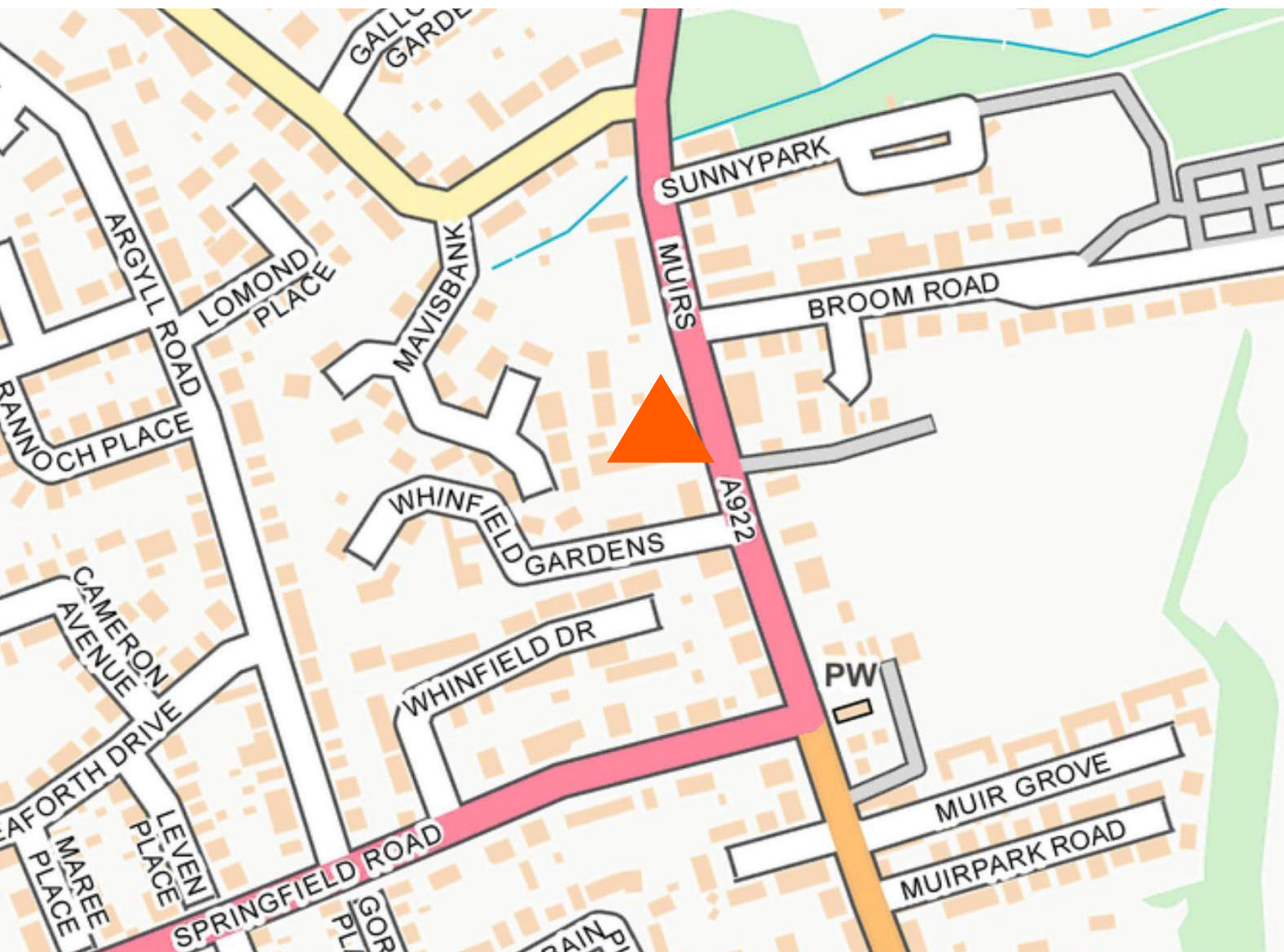


**VIRTUAL TOUR**



**62 THE MUIRS, KINROSS, PERTH AND KINROSS, KY13 8AU**

**CONTACT: Gavin Russell g.russell@shepherd.co.uk 01383 722337**



## Location

Kinross is a small historic market town situated approximately 12 miles north of Dunfermline and approximately 17 miles south of Perth, lying adjacent to the M90 motorway. This is now a popular commuter town serving Dunfermline, Perth and Edinburgh.

The town is understood to have a population of approximately 5,000 people and has experienced some expansion over recent years.

A range of local services are available in the town centre and both primary and secondary education facilities are also available within the town.

The property sits on the eastern side of The Muirs, a busy main road linking Kinross to Milnathort and providing access to the Kinross High School and Kinross Medical Centre.

The surrounding areas provide a mix of residential and commercial uses with the King George V Park directly opposite, McNab Sport adjoining and the Kinross Rugby Pitches nearby.





# Description

62 THE MUIRS, KINROSS



## Description

The subjects comprise office accommodation arranged over the ground and first floors of a two storey, semi detached building.

The walls are of brick construction, rendered externally under a pitched and tiled roof.

The property fronts onto The Muirs and is accessed via a UPVC/glazed entrance door and benefits from UPVC/double glazed windows throughout.

At ground floor the subjects provide an entrance area with reception with private office rooms, store, WC and stairwell with separate external access.

The first floor provides additional office rooms, kitchen and WC facilities.

The subjects could be readily reconfigured to more open plan space and would suit a variety of different commercial uses.

Furthermore, there is scope to split the ground and first floors to create independent suites.

Change of use may also be possible subject the usual local authority consents.



# Description

62 THE MUIRS, KINROSS

## Floor Areas

| Description  | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground       | 43.65          | 470             |
| First        | 40.61          | 437             |
| <b>TOTAL</b> | <b>84.26</b>   | <b>907</b>      |

The above floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Services

It is understood that the property is connected to the usual mains services of water, drainage and electricity.

**Please note no certification or warranties are available for the utilities or service connections, and for the avoidance of doubt the building will be sold as seen.**

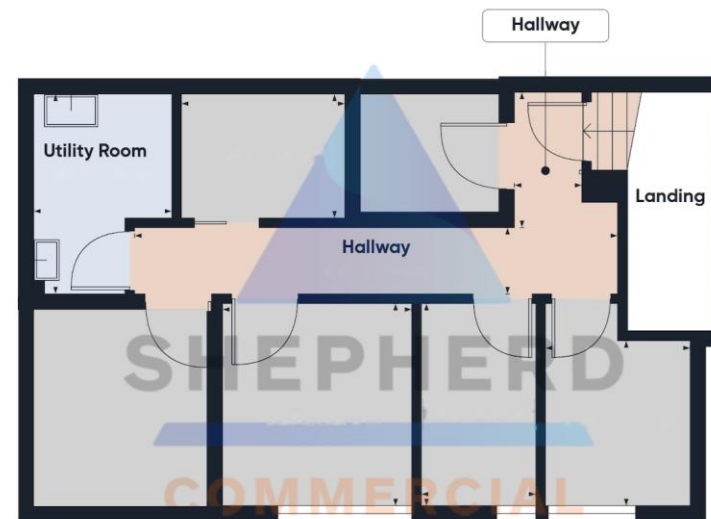
## Rateable Value

£5,100.

The subjects qualify for up to 100% rates relief via the small business bonus scheme.



Floor 0



Floor 1

**FOR INDICATIVE PURPOSES ONLY**



## Auction Date

The auction will be held on 22<sup>nd</sup> October 2026 at 2.30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum payment of £5,000.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

## Guide Price

The property has a guide price of £75,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

## Buyer Fees

The buyers fee for this lot is 2% (exc VAT) of the final purchase price.

## Legal Pack

The legal pack will be available to view online.

## VAT

See Legal Pack.

## Energy Performance Certificate

See Legal pack.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Gavin Russell**

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### Shepherd Chartered Surveyors

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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE **SEPTEMBER 2026**

