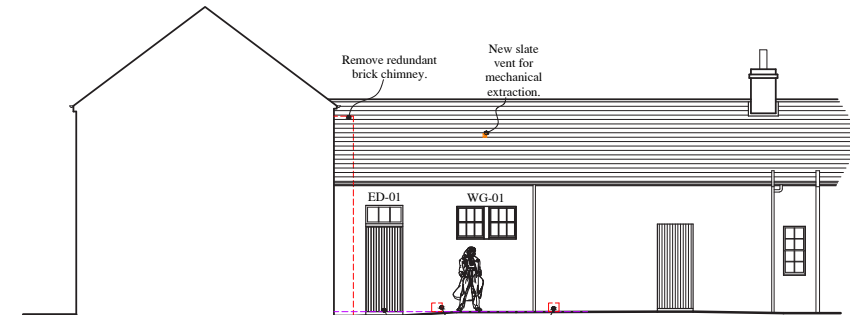
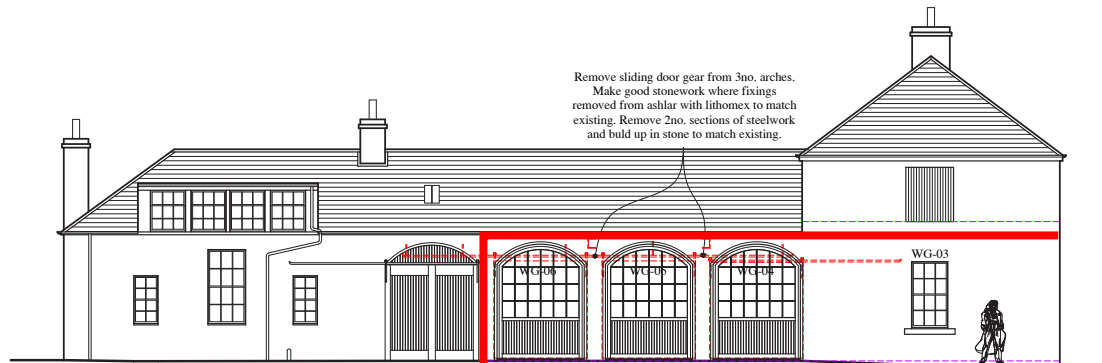




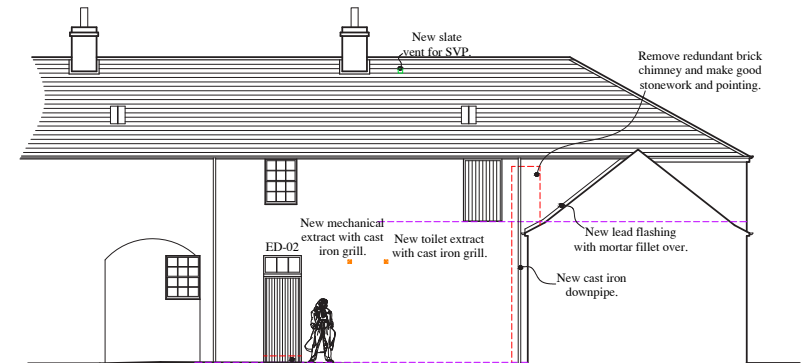
**SOUTH ELEVATION**  
Scale 1:100



**PART EAST ELEVATION**  
Scale 1:100



**WEST ELEVATION**  
Scale 1:100



**PART NORTH ELEVATION**  
Scale 1:100

**SOUTH STABLES, OVER RANKEILOUR,  
CUPAR, FIFE, KY15 4NQ  
FLEXIBLE COMMERCIAL SPACE**

- OUTSTANDING GEORGIAN SANDSTONE BUILDING IN ATTRACTIVE RURAL LOCATION
- COMMERCIAL PROPERTY SUITABLE FOR A RANGE OF USES.
- FLEXIBLE OPEN PLAN LAYOUT
- NEWLY REFURBISHED AND READY FOR OCCUPATION FROM MAY 2025
- LOCATED A SHORT DISTANCE OFF THE A91
- APPROXIMATELY 120 SQ.M (1,291 SQ.FT)

### LOCATION

The property is situated on Over Rankeilour Estate which lies a short distance to the north of the A91 and approximately 3 miles to the west of Cupar. Other nearby occupiers include the Scottish Deer Centre and Quaker Oats. Cupar has a population of approximately 9,000 and provides a range of local services and amenities including supermarkets, local and national retailers, professional services, medical services and primary and secondary schooling. Cupar has a train station with regular services to Edinburgh and the south and Dundee and the north. The M90 lies approximately 13 miles to the west providing swift access to Scotland's Central Belt and the north.

### DESCRIPTION

The property is accessed off the A91 via a shared private drive with security gate. The unit comprises part of an attractive traditional stables building with period features. Arranged over a single floor, the unit is in the process of being converted to commercial use and will be fully insulated with polished concrete floors, under floor heating, tea prep area and disabled access W.C. It is arranged in an "L" shape between two rooms and is generally left as open-plan providing multiple options depending on occupier preferences. There is plentiful natural light provided through large windows and glazed arched carriage doors on the western elevation and exceptional ceiling heights of minimum 2.90m. There are double doors on the southern elevation providing convenient loading access together with the main personnel access provided at the rear. The floor has a loading capacity of 30 KN/m<sup>2</sup>

The property extends to approximately 120 sq.m (1,291 sq.ft).

Car parking and bin storage is available to the rear of the property in an area that is shared with the adjacent residential properties.

The accommodation offers flexible space suitable for a wide range of occupiers, such as professional services, studio, workshop or creative space. The building benefits from Class 4 (Business) use which permits office, research and development and light industrial use.

### LEASE TERMS

Our clients are seeking to lease the property on full repairing and insuring terms. The lease terms and proposed rent are available on request.

### SERVICES

Mains electricity  
Mains water  
Biomass heating  
Private drainage

The biomass heating system is run and maintained by the landlord and the property will have a metered heating supply.

The property will benefit from 4 car parking spaces located to the rear of the building.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of X and can be provided on request.

### LEGAL

Each party will be responsible for bearing their own legal costs.

### ENTRY

To be mutually agreed.

### POSTCODE

KY15 4NQ

### RATEABLE VALUE

The property will need to be assessed for non-domestic rates on completion of the conversions works.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///richest.phones.megawatt

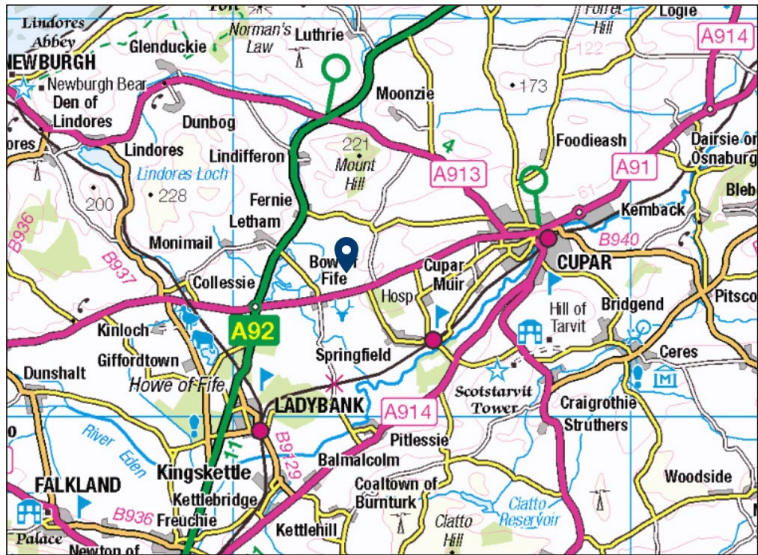
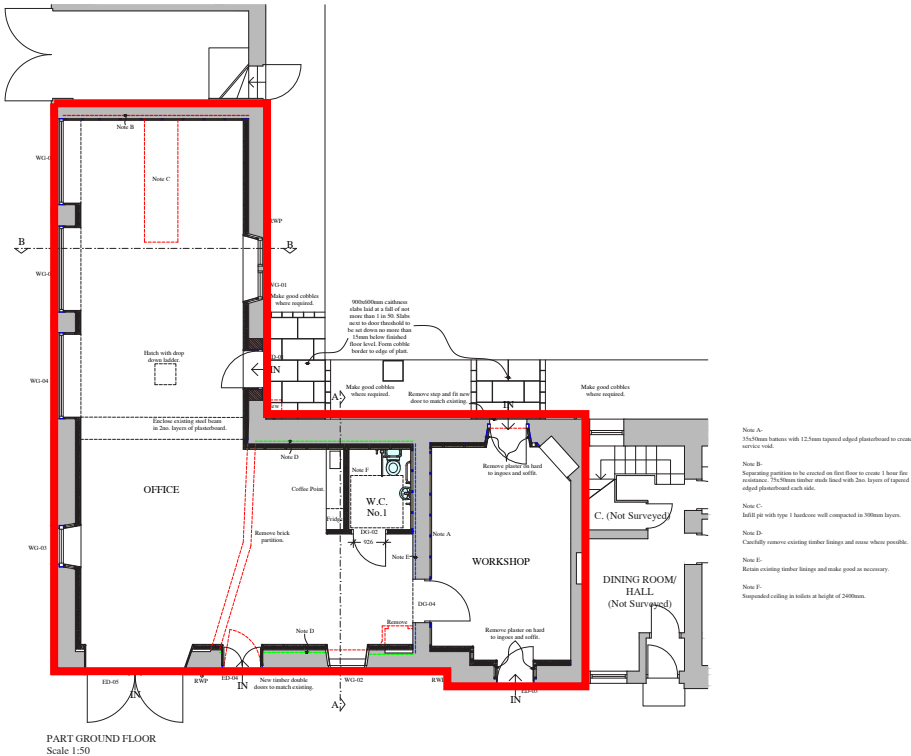
### VIEWING AND FURTHER INFORMATION

Viewing is by appointment only.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

Galbraith  
Suite C,  
Stirling Agricultural Centre,  
Stirling,  
FK9 4RN

Harry Stott  
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01786 434 630  
07909 978 644



### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Particulars prepared March 2025