

Raymond Place

MAIN STREET, KILLIN, FK21 8UT



Versatile commercial property with yard in Killin, excellent development opportunity



01786 231 155



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Situated within the picturesque village of Killin, this versatile commercial property offers an excellent opportunity for owner-occupiers, investors, and developers alike.

Formerly operating as a bakery and currently utilised for storage, the property benefits from a large roller shutter door, providing easy access for vehicles, equipment, and deliveries and also a main door onto the Main Street. The flexible internal space is suitable for a wide range of commercial uses, including a workshop, storage facility, light industrial premises, or trade business.

FRONT SHOP

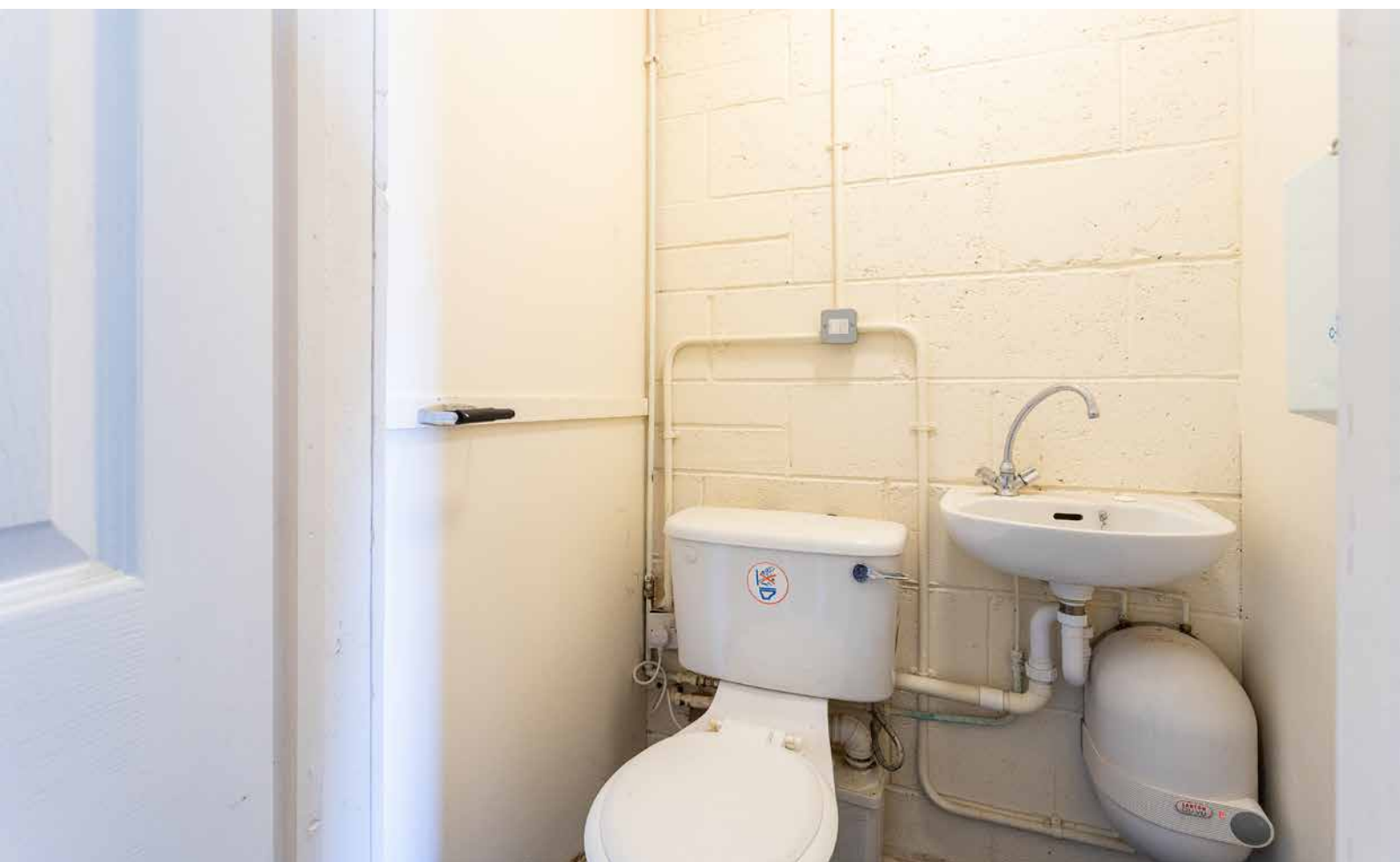
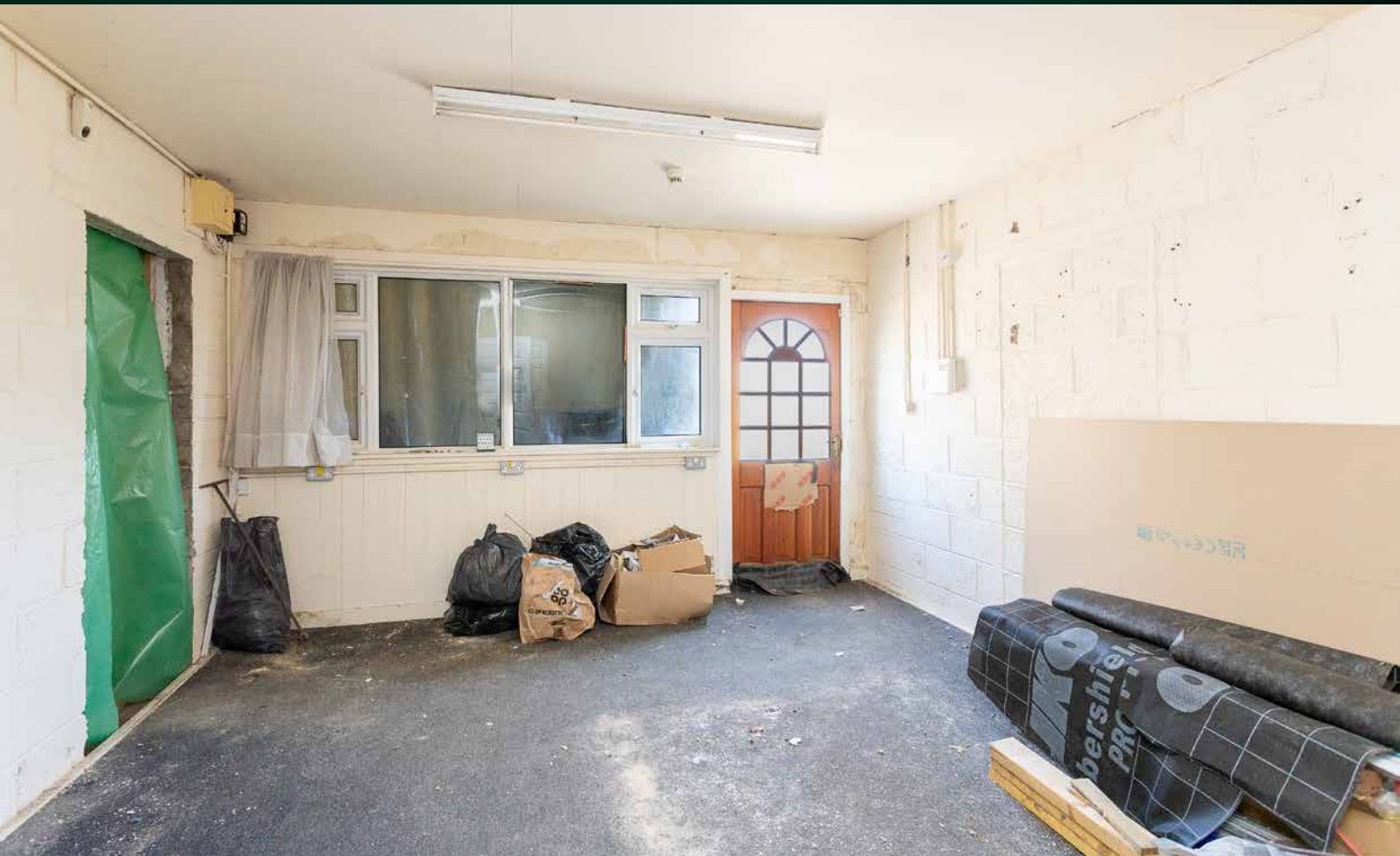


Subject to the necessary planning consents, the property also offers exciting potential for residential conversion or redevelopment, making it an attractive proposition for those looking to create a unique home or investment property in this sought-after Highland village.

ROOM 1



ROOM 2

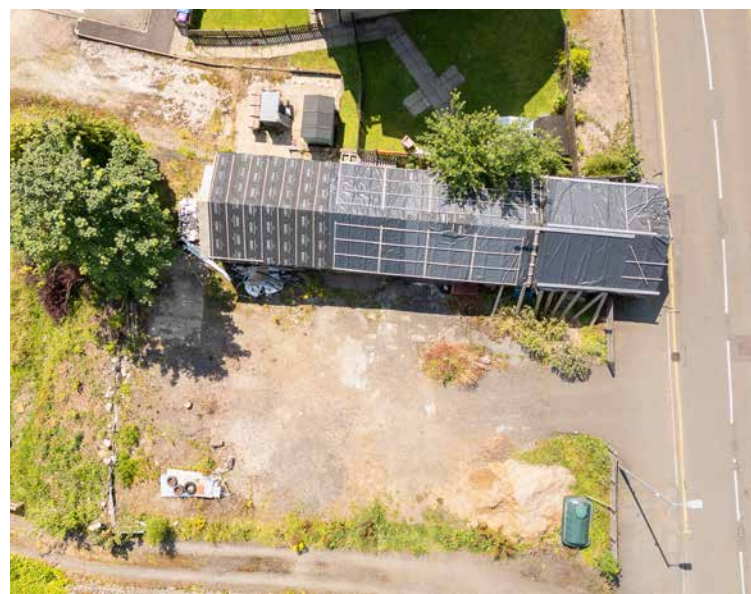


THE GARAGE



Externally, the property enjoys a generous yard, providing ample space for parking, storage, or operational use, further enhancing its versatility. Full planning permission has been granted for the renovation work to be completed. Planning Ref 2025/0110/DET. Early viewing is highly recommended.

EXTERNALS

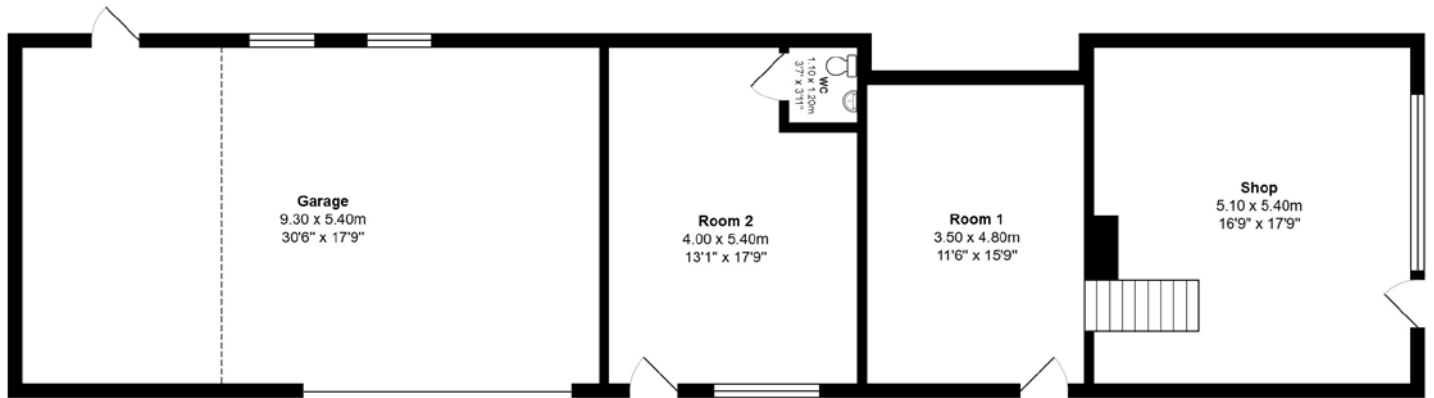




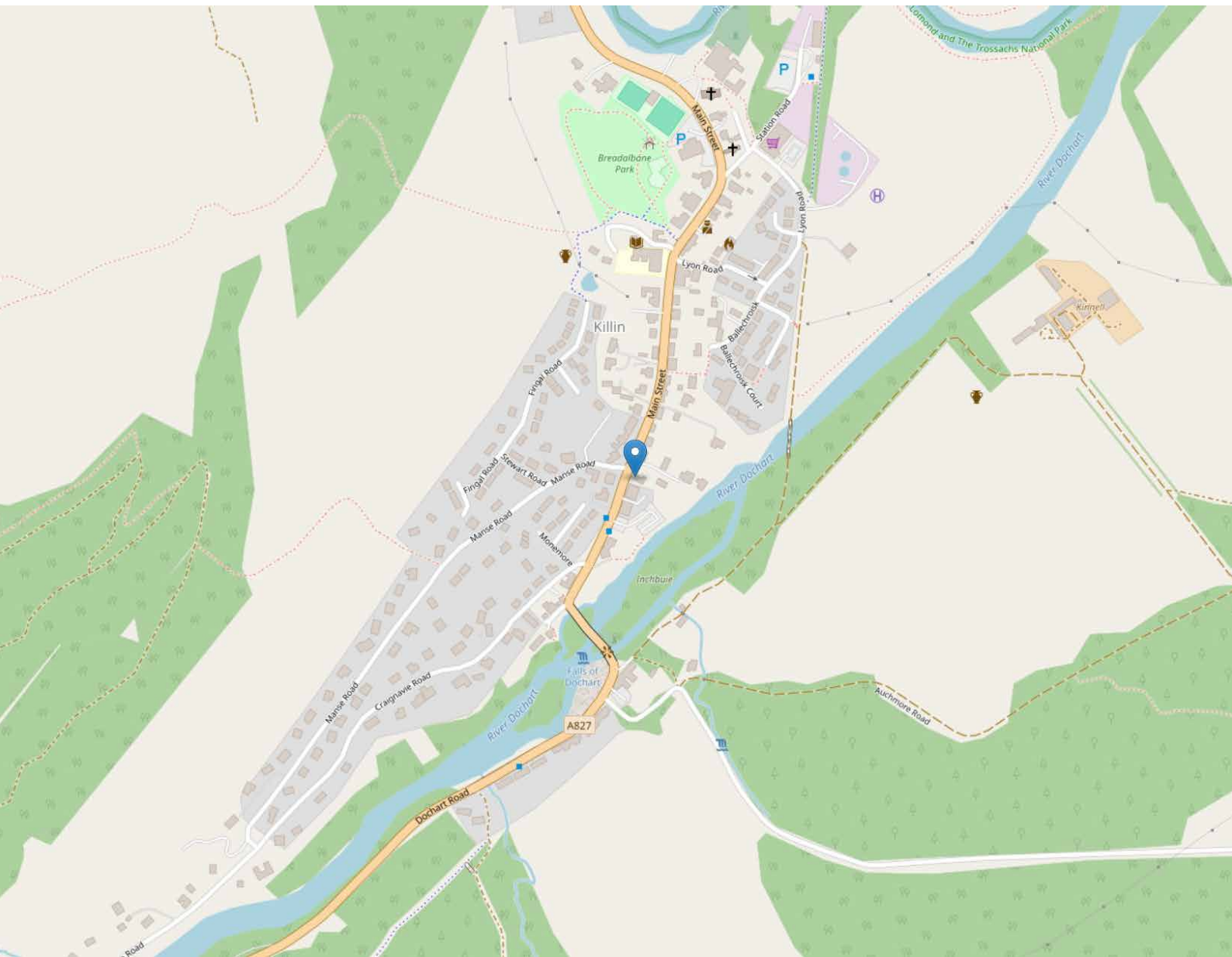
Key Features:

- Prominent commercial property in the heart of Killin
- Former bakery, currently used for storage
- Large roller shutter door for easy access
- Flexible accommodation suitable for a variety of commercial uses
- Generous yard with parking and storage potential
- Potential for residential conversion or redevelopment (subject to obtaining the necessary planning consents)
- Ideal for owner-occupiers, investors, or developers

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



THE LOCATION

The property occupies a prominent position on Main Street in the heart of Killin, a popular Highland village renowned for its stunning scenery and thriving tourist trade. Killin offers a good range of local amenities, including independent shops, cafés, restaurants, hotels, and essential services, attracting both residents and visitors throughout the year.





The village enjoys excellent road connections via the A827, providing access to Crianlarich, Aberfeldy, Stirling, and the wider Central Belt. Surrounded by the spectacular landscapes of Loch Tay and the surrounding hills, Killin is a well-established destination for outdoor pursuits, including walking, cycling, fishing, and watersports.

This central location offers excellent visibility and accessibility, making the property suitable for a wide range of commercial, residential (subject to planning), or mixed-use opportunities.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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