



**BURNBANK**  
79 MUIRS, KINROSS, KY13 8AZ





Views of Loch Leven, Montgomery Golf Course, The Lomonds, & Loch Leven Community Centre

**K**inross is a burgh located within the larger district of Perth and Kinross, Scotland. It was originally the county town of Kinross-shire. The site of the original parish church and churchyard are located down a small wynd overlooking Loch Leven, a little away from the town itself.

Kinross was originally linked by railway to Perthshire, Fife, and Clackmannanshire until the rail links gradually disappeared. At one time three independent railway companies had their terminal at the town.

The Fife and Kinross Railway came from the east, the Kinross-shire Railway came from the south and The Devon Valley Railway came from the west. Recently Kinross has expanded considerably, especially since the construction of the M90 motorway, the main north-south artery which bypasses the town. Many people working within a commuting radius of Kinross have settled in the town owing to its convenient central location and excellent local amenities. Loch Leven is also a popular holiday base for tourists, who especially appreciate its proximity to Edinburgh, Glasgow, Stirling, Perth and St Andrews (all lying within an hour's drive of Kinross). The burgh is attractively located on the shores of Loch Leven, and there are boat trips around the loch and to Loch Leven Castle, where Mary, Queen of Scots was famously held a prisoner in 1567.

There are roughly 4000-5000 people living in Kinross. The vast majority of children living in Kinross attend Kinross High School, with the others also possibly attending local

private schools such as Dollar Academy. Kinross offers many opportunities for getting out and being active, with countless options for walking and cycling in the local area. A recently developed path called the Loch Leven Heritage Trail has been developed which offers twenty-one km of walking and cycling route around the shoreline of Loch Leven. It begins at RSPB Loch Leven and the National Nature Reserve via Findatie to Kinross Pier/Kirkgate Park, and circles the entire loch. The local leisure centre in Kinross, Loch Leven Leisure, also offers opportunities for all ages and abilities to stay active all year round. Kinross also has three amateur football teams. Kinross AFC who currently play in the Fife Kingdom Caledonian Football League, Fossoway AFC who play in the Fife 1st division and Portmoak AFC who play in the Perthshire third division.

In addition, Kinross-shire is a county providing a wealth of recreational activities. Nearby Loch Leven, a National Nature Reserve, offers trout fishing. There are a number of golf courses within easy reach including the 18 hole courses found at Kinross, Milnathort, and Muckhart, whilst the world renowned Gleneagles Hotel with its three championship courses and venue for the 2014 Ryder Cup is found approximately fifteen and a half miles to the north. There are also a variety of sporting clubs in the village, one of which includes the Kinross Curling Club

In addition, Gleneagles provides restaurants, swimming pool, equestrian centre, shooting school and spa.

**M**cEwan Fraser Legal are delighted to be able to present to the market, located in the highly desirable area of Kinross which is currently trading as a fully serviced three roomed B&B guest house and is presented to the new owner as a turnkey operation with advance bookings available, due to its location and size, it would also suit a large family looking to upgrade.

The property is detached and sits proudly on a good sized plot with well-maintained gardens to the front and rear, with ample parking for guests. It also benefits from a large owners accommodation/section that could be redesigned should the new owners wish to further develop the letting availability beyond its current level.

This is a unique opportunity to purchase a substantial property and business which has been developed in a particular way serving visitors to Kinross for many years and is currently operated with an attention to detail and a focus on the customer experience with many return visitors over the years.

Located in one of the most idyllic parts of Scotland Burnbank is currently run on a fully managed basis over the year with considerable scope for further development should the new owners decide to open up the current seasonal availability and is only being presented to the current market to facilitate full

retirement by its existing owners. The owners accommodation comprises of a large lounge, double bedroom, family bathroom and an office.

Letting accommodation consists of a ground floor, main door access, reception hallway, breakfast room/guest dining room, a large fitted kitchen and guest lounge complimented with a log burner.

**Blue room** - with super king sized bed (or twin beds) and a sofa bed, has an en-suite shower room and is large enough to take two Z-beds, so is suitable for couples wanting a little luxury or families with up to three children.

**The twin Gold room** - a bright and sunny feel, featuring Charles Rennie Mackintosh style fabric and pictures by Scottish artists. The en-suite has a bath with shower over.

**Red room** - is a double room and is suitable for singles or couples. Decorated in North African style the room is located on the ground floor with a walk-in en-suite shower room and is suitable for those who may have mobility issues.

Tenure: Freehold

Services: gas, electric, telephone, broadband, and water mains serviced.

For more information on the business, please visit:

<http://www.burnbank-kinross.co.uk/>





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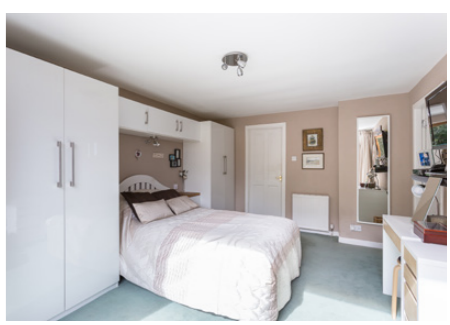




The  
Blue,  
Gold  
& Red  
Rooms



## The Owner's Lounge, Bathroom & Bedroom



Approximate Dimensions  
(Taken from the widest point)

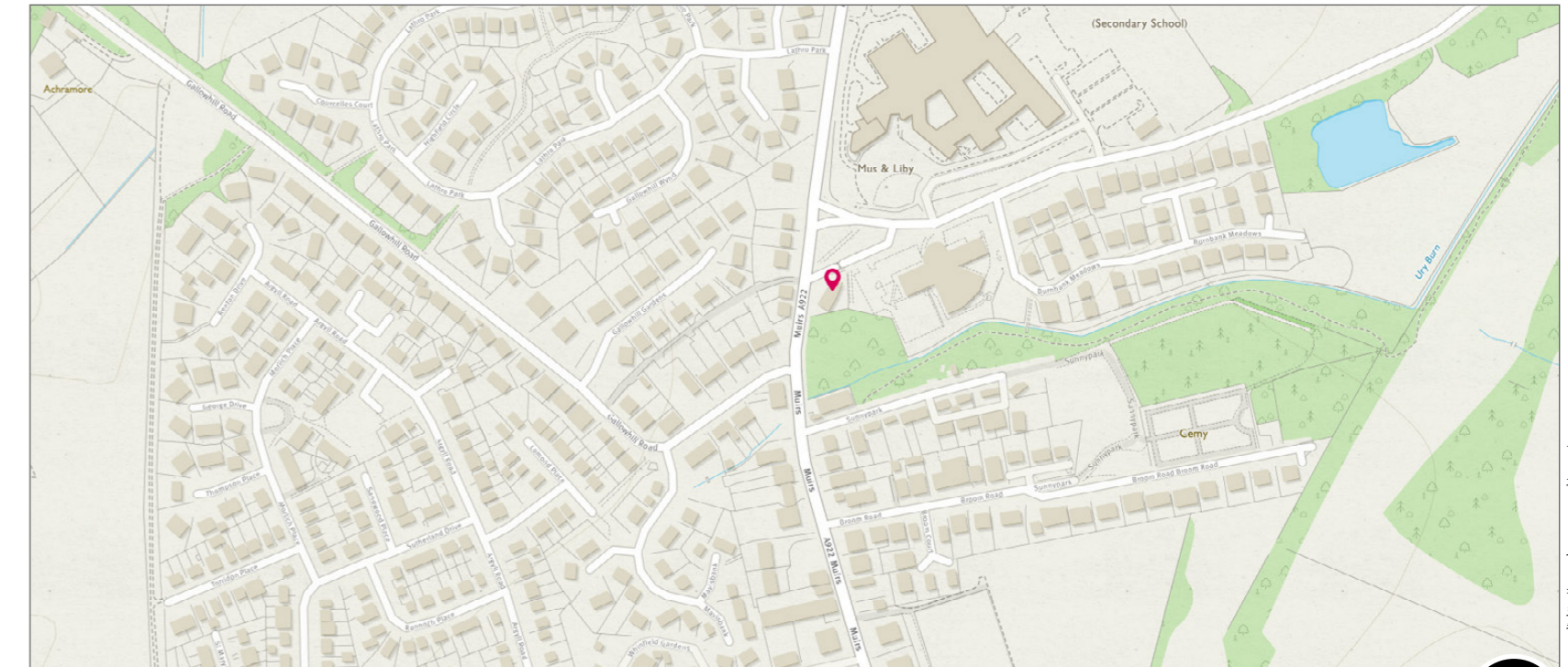
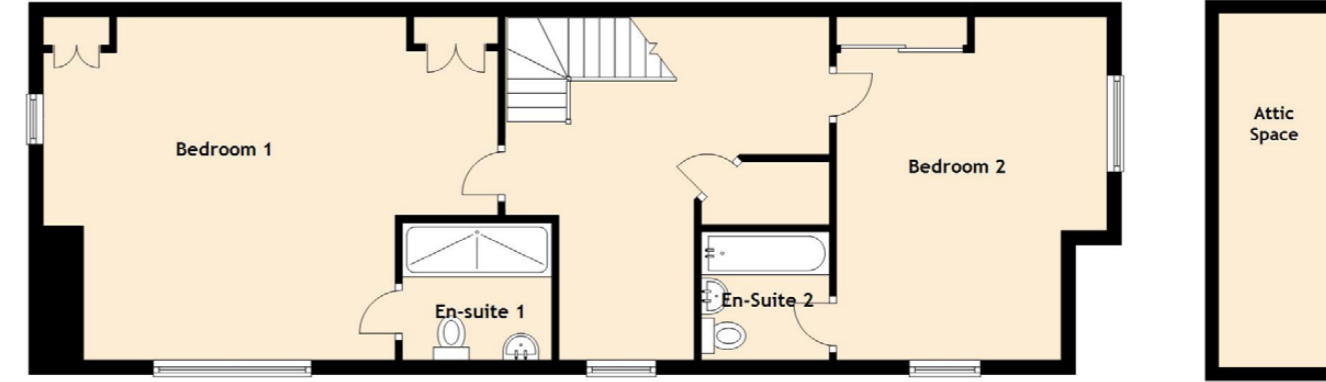
Lounge	5.20m (17'1") x 5.00m (16'5")
Kitchen	5.40m (17'9") x 3.80m (12'6")
Dining Room	4.60m (15'1") x 3.60m (11'10")
Bedroom 1	6.39m (20'11") x 4.80m (15'9")
En-suite 1	2.10m (6'11") x 1.93m (6'4")
Bedroom 2	4.82m (15'10") x 3.80m (12'6")
En-Suite 2	1.80m (5'11") x 1.80m (5'11")
Bedroom 3	6.20m (20'4") x 2.80m (9'2")
En-suite 3	1.70m (5'7") x 1.60m (5'3")
Shower Room	3.10m (10'2") x 1.30m (4'3")
Laundry Room	2.50m (8'2") x 2m (6'5")

Lounge (Owner's)	5.40m (17'9") x 5.07m (16'8")
Office	3.70m (12'2") x 1.90m (6'3")
Bedroom 4 (Owner's)	3.90m (12'10") x 3.70m (12'2")
Bathroom (Owner's)	2.20m (7'3") x 1.70m (5'7")
Attic Space	5.40m (17'9") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 223m<sup>2</sup>

EPC Rating: G

Extras (Included in the sale):



The Landing & Attic Space





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