



STATION HOTEL
277-279 High Street

LESLIE, GLENROTHES, KY6 3AX



McEwan Fraser Legal is delighted to present to the market The Station Hotel, Leslie. A prominent hotel and public house with letting accommodation & development potential.

An excellent opportunity to acquire a substantial and well-established hotel and public house situated within the town of Leslie. The Station Hotel offers a versatile property with multiple income streams and significant potential for further growth.





The property comprises a welcoming public bar forming the principal trading area. There is a spacious main function suite suitable for weddings, parties and larger events, together with a second, smaller function area ideal for private gatherings, meetings or dining. A commercial kitchen supports both the bar operation and function trade.

The accommodation includes seven letting rooms, providing established income from short-term stays and contractor accommodation.







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Externally, the property benefits from a generous beer garden, well-suited to seasonal trade, along with a large car park to the rear offering ample parking for guests and event attendees.

In addition to its ongoing trading potential, the size and layout of the property present a compelling development opportunity, subject to the necessary planning consents. The premises may lend themselves to alternative uses, reconfiguration, or partial redevelopment, offering scope to add further value.

The Station Hotel represents a rare opportunity to acquire a substantial mixed-use hospitality property with both immediate income and longer-term asset enhancement potential.

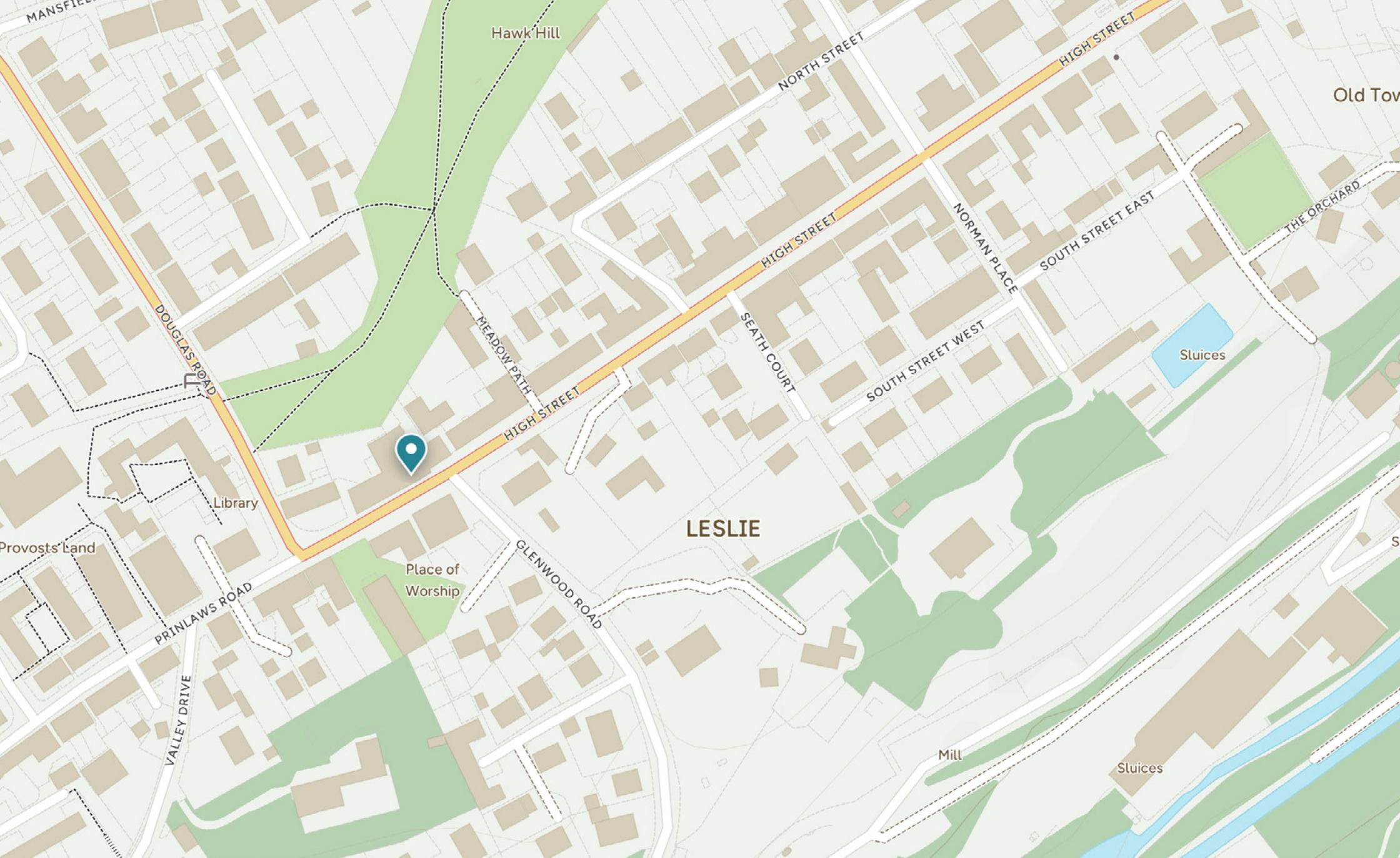




Leslie is a well-established town in central Fife, situated adjacent to Glenrothes. It offers local amenities including a primary school, convenience shopping, parks, and community facilities serving residents and neighbouring villages.

The area benefits from excellent transport links, with Markinch railway station nearby providing regular services to Edinburgh, Dundee, and Aberdeen. The A92 trunk road is also easily accessible, connecting to Scotland's motorway network. Surrounded by woodland and close to the Lomond Hills Regional Park, Leslie represents a well-connected location with convenient access to major employment centres across the region.





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