

Kilgraston School Property Portfolio

Main School Building

A landmark period property within the grounds of Kilgraston School, Perth. Offering extensive accommodation, original character and exceptional redevelopment potential (STP).

A striking and historic main school building set within the beautiful grounds of Kilgraston School, near Bridge of Earn, Perthshire. This substantial property offers an impressive mix of period architecture and versatile accommodation, making it suitable for a wide range of uses including education, residential conversion, leisure, or institutional purposes (subject to consents).

Key Features:

- Prominent and characterful landmark building
- Expansive internal accommodation over multiple floors
- Grand entrance hall, feature staircases, and original period details
- Numerous classrooms, offices, and reception rooms
- Large dining facilities and communal spaces
- Extensive windows providing natural light throughout
- Flexible floorplan offering redevelopment or alternative use potential (STP)
- Set within landscaped grounds in a peaceful rural setting
- Excellent road links to Perth city centre and wider Central Scotland

Junior School Building

Dedicated Junior School building at Kilgraston, Perth. Includes classrooms, activity spaces and support areas. Ideal for educational, community or redevelopment use (STP), set within attractive landscaped grounds close to Perth.

The Junior School building at Kilgraston School provides a dedicated and versatile education facility. Arranged over multiple rooms, the building offers bright classrooms, activity areas, offices and supporting facilities, creating a functional and welcoming learning environment.

Key Features:

- Purpose-built Junior School facility within Kilgraston estate
- Multiple classrooms, activity areas and support spaces
- Suitable for educational, training, childcare or community use

- Redevelopment potential for alternative uses (STP)
- Attractive landscaped setting close to Perth
- Excellent transport links to Edinburgh, Glasgow and Dundee

Science Building

Specialist Science Building at Kilgraston School, Perth, with dedicated laboratories, prep rooms and teaching spaces. Ideal for educational, training or research use, with strong redevelopment potential (STP).

The Science Building at Kilgraston School offers a well-equipped facility designed for specialist teaching. The property includes multiple laboratories, preparation rooms and classrooms, providing a ready-made environment for science, research or technical training.

Key Features:

- Specialist school Science Building with multiple laboratories
- Prep rooms, classrooms and ancillary teaching spaces
- Suitable for education, training or research use
- Redevelopment potential for alternative uses (STP)
- Located within attractive landscaped grounds
- Excellent transport connections across Central Scotland

Sports Hall & Gym

Modern sports hall with adjoining gym at Kilgraston School, Perth. Includes indoor courts, fitness suite and changing areas. Ideal for school, community or leisure use with excellent redevelopment potential (STP).

The sports hall offers a large open space suitable for multiple indoor sports, assemblies, or community events, while the connected gym provides flexible fitness and training facilities. Supporting accommodation includes changing rooms, showers, and ancillary storage, making the property ready for immediate use.

Key Features:

- Substantial modern sports hall with full-size indoor courts
- Adjoining gym/fitness suite with flexible training space
- Changing rooms, showers and ancillary facilities included
- Suitable for educational, leisure or community use
- Potential for redevelopment or alternative uses (STP)

- Located within Kilgraston School estate near Perth with excellent transport links

Equestrian Centre

Equestrian centre with indoor arena, stables and support buildings at Kilgraston School, Perth. Suitable for equestrian training, events or redevelopment (STP), set within attractive grounds close to Perth.

The facility includes a large indoor riding arena with excellent viewing areas, stabling for multiple horses, tack rooms and a range of supporting facilities. Well-suited for equestrian training, riding schools, or competitive events, the property also provides significant redevelopment potential (STP).

Key Features:

- Purpose-built equestrian centre within the Kilgraston School estate
- Indoor riding arena with ample viewing space
- Stabling, tack rooms and ancillary facilities included
- Suitable for training, competitions and equestrian events
- Potential for redevelopment or alternative use (STP)
- Scenic Perthshire location with excellent transport connections

Hockey Court

Outdoor hockey court with fenced border at Kilgraston School, Perth. Ideal for training, matches or community sports use, with potential for redevelopment or alternative leisure facilities (STP).

Featuring a full-sized playing surface and a fenced border, the court is well-suited for hockey training, matches and other outdoor sports activities. This facility is ideal for schools, clubs, or community groups, while also offering redevelopment potential (STP).

Key Features:

- Full-sized outdoor hockey court with fenced border
- Suitable for training, competitions and community use
- Flexible potential for other outdoor sports and leisure activities
- Opportunity for redevelopment (STP)
- Located within Kilgraston School's landscaped estate
- Excellent transport links across Central Scotland

Tennis Courts

Five outdoor tennis courts with secure fenced borders at Kilgraston School, Perth. Ideal for school, club or community use, with redevelopment potential for alternative leisure or sports facilities (STP).

The Tennis Courts at Kilgraston School comprise five well-maintained outdoor courts, each securely enclosed with perimeter fencing. The facility is suitable for competitive play, training or community sports activities, and offers redevelopment potential (STP).

Key Features:

- Five full-sized outdoor tennis courts
- Secure fenced borders for safe use
- Suitable for training, competitions and community use
- Potential for redevelopment or alternative leisure facilities (STP)
- Attractive landscaped estate close to Perth
- Strong road links to Edinburgh, Glasgow and Dundee

Swimming Pool

Indoor swimming pool facility at Kilgraston School, Perth, with changing rooms and viewing areas. Ideal for school, club or community use, with scope for redevelopment into leisure or wellbeing facilities (STP).

The Swimming Pool facility includes the pool hall, changing rooms, showers and ancillary areas, making it suitable for immediate swimming and training use. It also holds redevelopment potential for alternative leisure or wellbeing uses (STP).

Key Features:

- Indoor swimming pool with pool hall
- Changing rooms, showers and support facilities
- Viewing areas for training or events
- Suitable for schools, clubs and community use
- Redevelopment potential for leisure/wellbeing (STP)
- Scenic landscaped location with strong transport links