

**J & G  
WILSON**

Residential Plot, 3 Goudierannet Farm, Kinross, KY13 0LB.

A residential plot with an existing stone steading and 2 Dutch barns. Offers over £125,000.



## Particulars of Sale

**Residential Plot,  
No 3, Goudierannet Farm,  
Kinross, KY13 0LB.**

**Kinross 1.2 miles, Dunfermline 12 miles, Perth 18 miles, Edinburgh 26 miles & Glasgow 47 miles.**

**Planning was granted on the 2<sup>nd</sup> of August 2009 (Reference 08/01085/FUL) for the construction of a steading home. The planning permission remains live as the neighbouring two homes that were part of the planning application have been built.**

**The consented house type incorporates the existing stone structure with a rear extension to form a luxury 4 bedroom family home of character.**

**Offers over £125,000.**

### **PARTICULARS OF SALE**

#### **DIRECTIONS**

Travel south out of Kinross on the High Street. Turn left at the junction travelling past the Todd & Duncan Factory. Turn second right sign posted Cleish and travel under the bridge. Turn first left and follow the road. Turn right and follow the farm track. The track bears round to the left and leads into Goudierannet Farm. Number 3 is in the right-hand corner beyond the garage block and is the steading building with the arches.

#### **SITUATION**

Kinross offers amenities including nursery, primary and secondary schooling of excellent repute, supermarkets, shops for everyday requirements, Post Office, cafes, pubs, local bus services, sports clubs, health care facilities and attractive walks around Loch Leven and in the surrounding countryside.

The extensive amenities of Dunfermline and Perth are accessible via the M90 and include excellent shopping facilities, edge of town retailers, banks, professional offices, sporting facilities and recreational amenities.

Edinburgh offers superb amenities including shopping, leisure and cultural facilities as well as an airport.

## DESCRIPTION

3, Goudierannet Farm is an excellent opportunity to construct a luxury 4 bedroom steading home in a prime courtyard setting. Numbers 1 & 2 Goudierannet Farm are already developed and occupied. The courtyard also features the original Goudierannet Farmhouse.

There is a large level grassed area to the side of No 3 and two Dutch Barns all of which are included in the sale. The contents of the barns and the machinery on the grounds will be removed by the agreed date of entry.

Full details of the grant of planning can be viewed on-line at the Perth & Kinross Council's website by using the link below and enter the planning reference 08/01085/Ful :

<https://planningapps.pkc.gov.uk/online-applications/search.do?action=simple&searchType=Application>

Steading footprint circa 13.5m x 6.0m.

Dutch Barns circa 14.0m x 6.5m.

Lean to circa 12.0m x 5.0m.

Overall site including building footprints circa 0.22 Ha / 0.54 acres.

## GENERAL INFORMATION

**SERVICES** - The plot is serviced with electricity, water and connection to the Klargester drainage system shared with the two neighbours.

**LOCAL AUTHORITY** – Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD. Telephone 01738 475000.

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**VIEWING** By appointment through the selling agents J & G Wilson, Tel.:01577-862302. [d.fergusson@jgwilson.co.uk](mailto:d.fergusson@jgwilson.co.uk)

**SELLING YOUR HOME** We offer a free valuation service if you are considering the sale of your own home. Please contact Duncan Fergusson on 01577-862302 or [d.fergusson@jgwilson.co.uk](mailto:d.fergusson@jgwilson.co.uk) for further details.

Particulars and photos prepared April 2026.







#### PARTICULARS AND MISREPRESENTATION

J & G Wilson Law & Property are for themselves and for the owners of this property whose agents they are give notice that these particulars are set on as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract.

#### Selling Agents

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