



FOR SALE BY ONLINE AUCTION

**Auction Date: 16th
April 2026 2:30pm**

**SEMI-DETACHED, TWO
STOREY HOUSE**

**SITUATED IN THE VILLAGE
OF SAUCHIEBURN**

**PROPERTY IS CURRENTLY
TENANTED**

GIA: 169sqm (1,819sqft)

Guide Price : £120,000



CLICK HERE FOR LOCATION!

KILIMANJARO HOUSE, CULTENHOVE, SAUCHIEBURN, STIRLING, FK7 9QB

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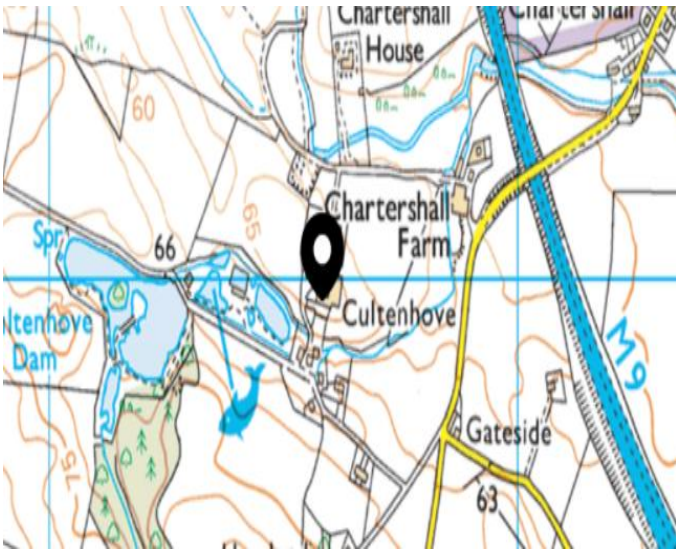
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SHEPHERD
PROPERTY AUCTIONS



Location & Description

**KILIMANJARO HOUSE,
CULTENHOVE, SAUCHIEBURN,
STIRLING, FK7 9QB**



LOCATION

The subject property is situated in the village of Sauchieburn which falls under Stirling council.

Sauchieburn is known for being rural yet well connected, bringing a countryside feel with great accessibility to major cities with Glasgow only 25 miles and Edinburgh 35 miles via the M9, which is just west of where the property is located.

Stirling is in proximity allowing residents within the village to benefit from close amenities such as shops, schools and excellent transport links via coach and rail.

DESCRIPTION

The subject property comprises a two-storey, semi-detached property located at Cultenhove, Sauchieburn, an area known for its peaceful rural setting.

The subjects are accessed via a shared access road which leads to a private gated entrance.

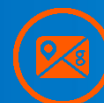
Surrounding occupiers are primarily of either an agricultural nature or similar residential use.

TENANCY

There is a long-term sitting tenant in occupation providing an annual income of £9,271.00. More information can be found within the legal pack.

ACCOMMODATION

DESCRIPTION	AREA (SQM)	AREA (SQFT)
TOTAL	169	1,819



[CLICK HERE FOR LOCATION!](#)



The Detail

**KILIMANJARO HOUSE,
CULTENHOVE, SAUCHIEBURN,
STIRLING, FK7 9QB**

Auction Date

The auction will be held on 16th April 2026 at 2.30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Guide Price

The property has a guide price of £120,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2.4% plus VAT subject to a minimum of £2,200 plus VAT.

VAT

See Legal Pack.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Legal Pack

The legal pack is available to view online.

Energy Performance Certificate

The property has an energy rating of 50 which is a Band E with potential to reach 91 if all the improvement measures listed in the EPC report are undertaken.

A copy of the EPC is available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

 **Alasdair McConnell MA (Hons) MRICS**
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 **Eve Wallace BSc (Hons)**
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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: MARCH 2026

