





*** FOR SALE VIA SDL AUCTION - 31ST JULY
2025 ***

****Ideal Renovation Opportunity**** Three-
Bedroom Semi-Detached Home with Off-Street
Parking and Spacious Garden in a Convenient
Location

This three-bedroom semi-detached home offers significant potential for renovation and is set on a generously sized plot. Located in a convenient area with easy access to local amenities and transport links.

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.



ABODE
SALES & LETTINGS

Accommodation

Please Note

The property is still being cleared internally and externally. See plot guide for estimated garden size.

Ground Floor:

The property features a hallway with a spacious living room, which benefits from a large front-facing window offering natural light. The kitchen, though currently in need of refurbishment, provides a large space with the potential to transform into a stylish and functional cooking and dining area. With views to the rear garden, this room presents an opportunity to create a fantastic open-plan space.

First Floor:

The first floor accommodates three well-sized bedrooms, with the master offering ample space and a pleasant view of the surrounding area. The second and third bedrooms are also generously proportioned, offering versatility for use as a guest room, study, or children's bedroom. The bathroom requires modernisation but holds plenty of potential to create a fresh, modern space to complement the rest of the home.

Outside:

The front garden offers off-street parking, providing easy access to the property. The rear garden is a good size, ideal for those who enjoy outdoor space or wish to create their own garden retreat.

Viewings:

Strictly by appointment only. This is a fantastic opportunity for those with a vision to bring new life into a home, so don't miss out. Call to arrange a viewing today!

AUCTION INFORMATION

Auction Details

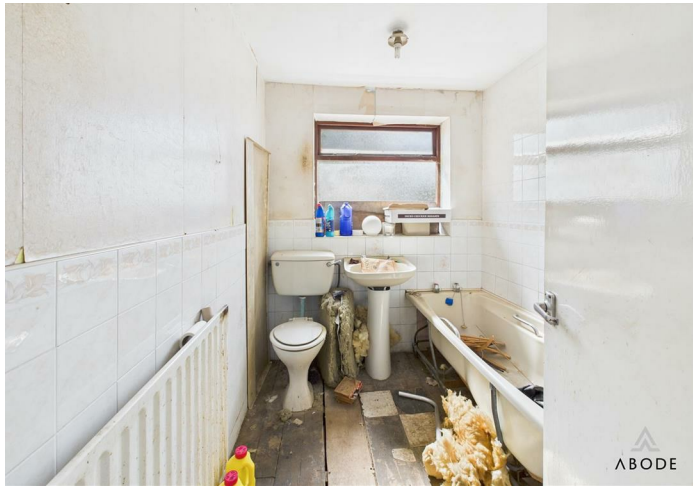


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Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

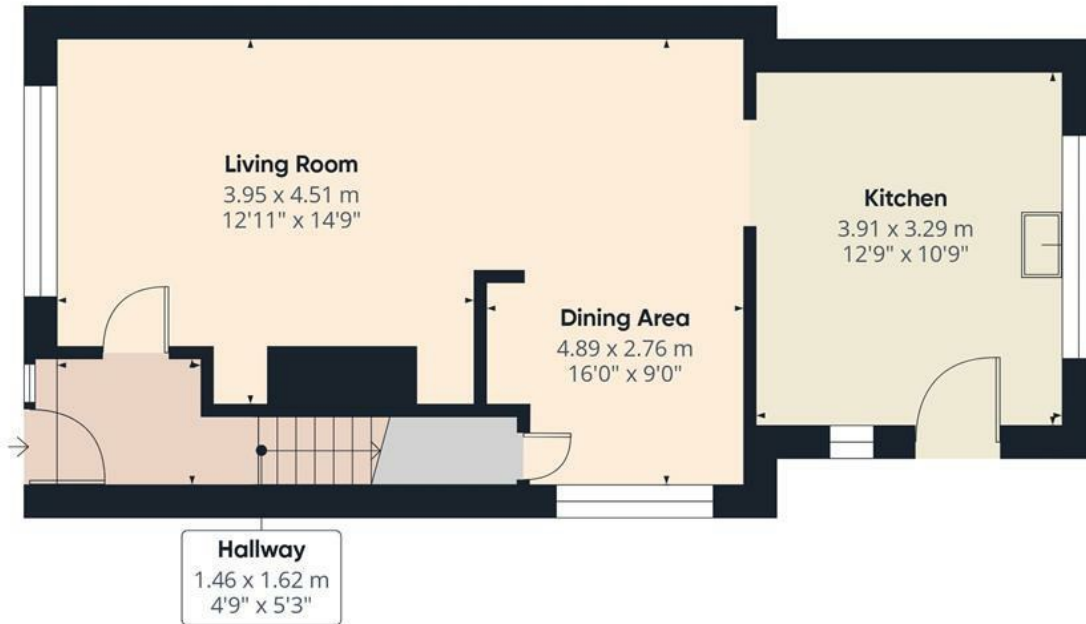
Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

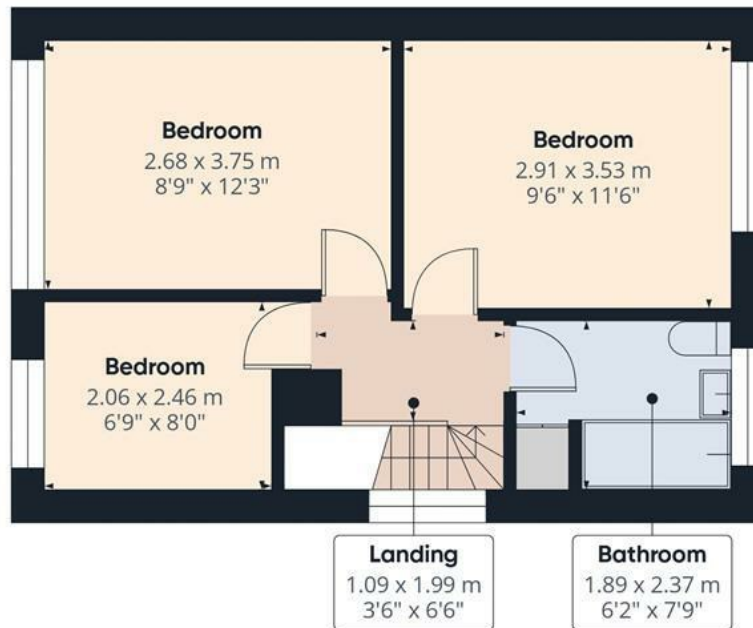
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



Floor 0



Floor 1

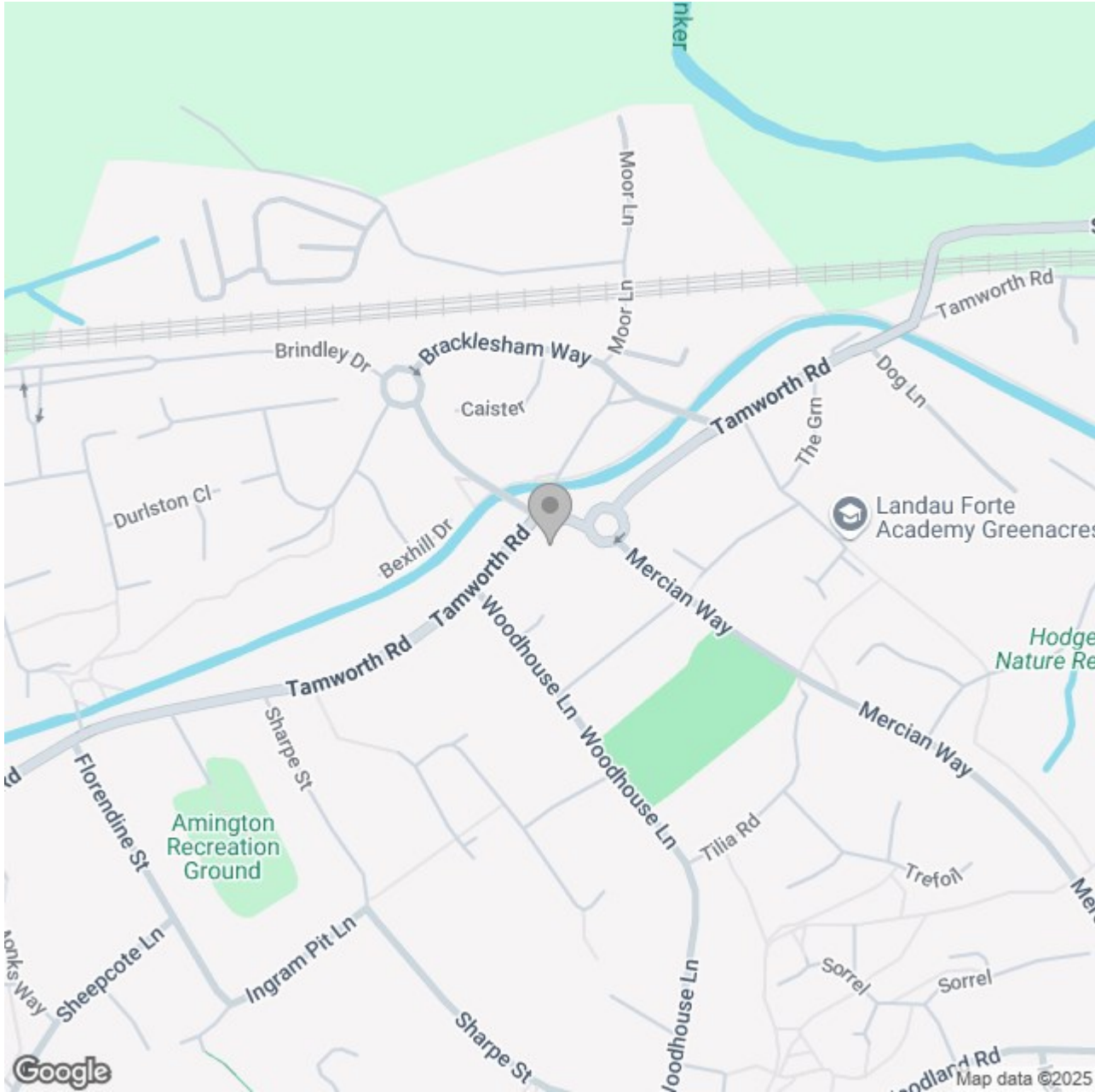
Approximate total area⁽¹⁾
82.5 m²
887 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 