





\*\*\* SOLD VIA AUCTION 26TH FEBRUARY 2026\*

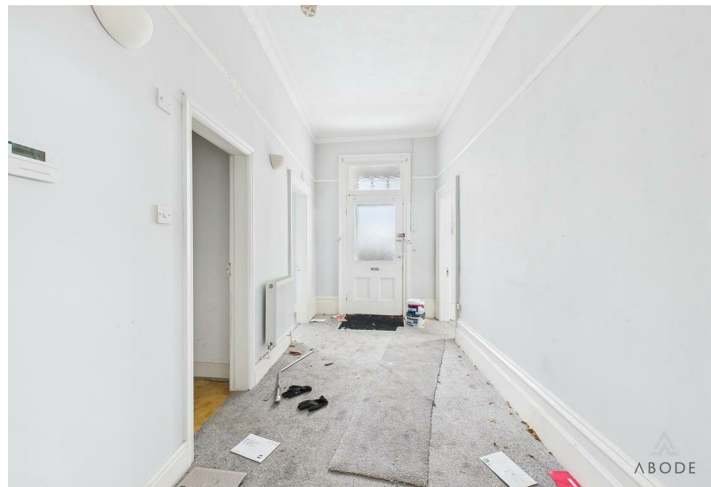
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**\*\* TWO LARGE APARTMENTS \*\* SUPER  
INVESTMENT \*\* POTENTIAL TO INCREASE  
RETURNS \*\* REFURBISHMENT OPPORTUNITY \*\***

This substantial double-fronted Victorian property presents a superb opportunity for investors seeking to add value. Currently arranged in its existing format, the building offers excellent scope for renovation, or alternatively for reconfiguration into smaller units to maximise rental yield, subject to the necessary planning consents.

Well positioned within a convenient and established location, the property further benefits from off-road parking and external amenity space, enhancing its long-term appeal to tenants and future purchasers alike.

A rare and versatile investment opportunity with significant potential for further development and strong future returns.



**ABODE**  
SALES & LETTINGS

## AUCTION DETAILS

### Auction Details

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.

### 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

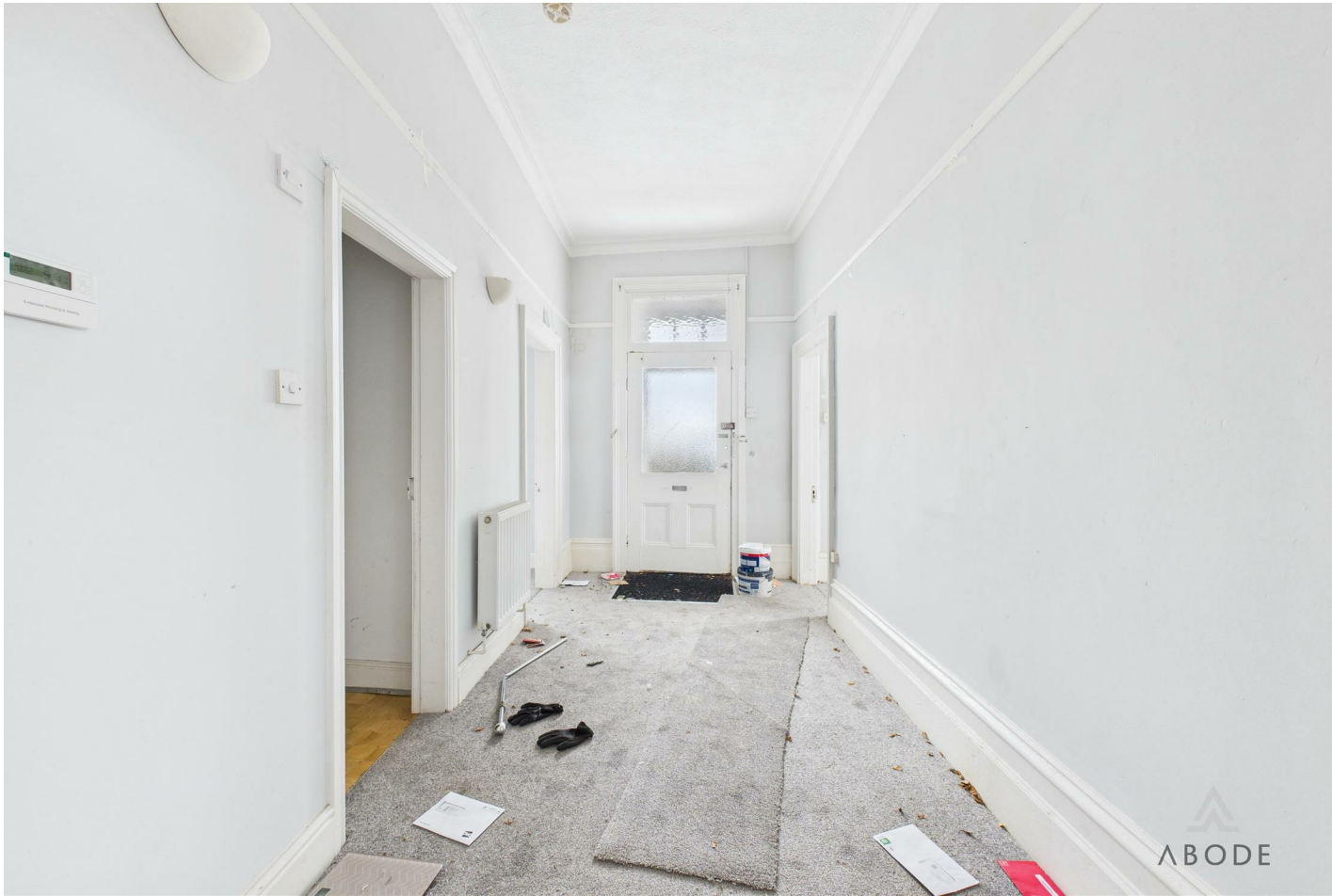
Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.













Approximate total area<sup>(1)</sup>

85.2 m<sup>2</sup>

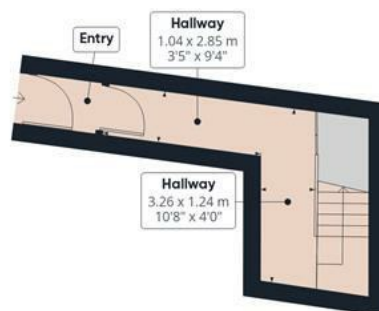
918 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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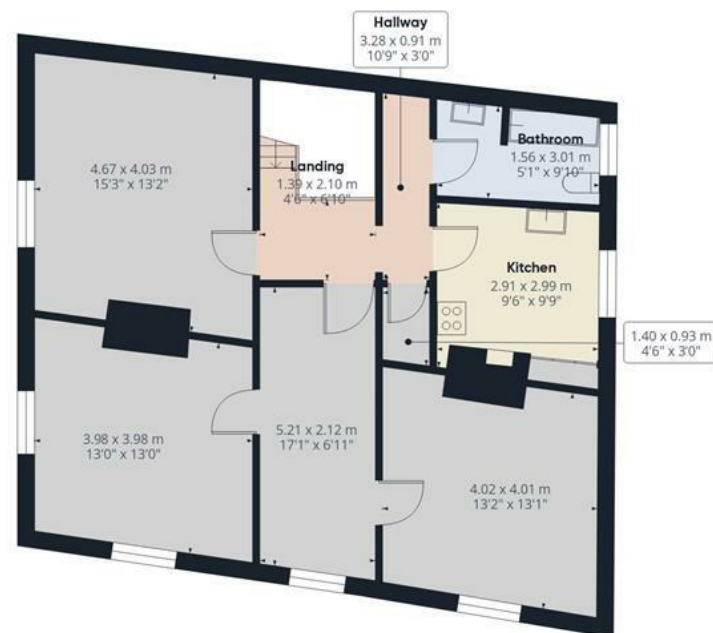


Floor 0

Approximate total area<sup>(1)</sup>

92.9 m<sup>2</sup>

1001 ft<sup>2</sup>



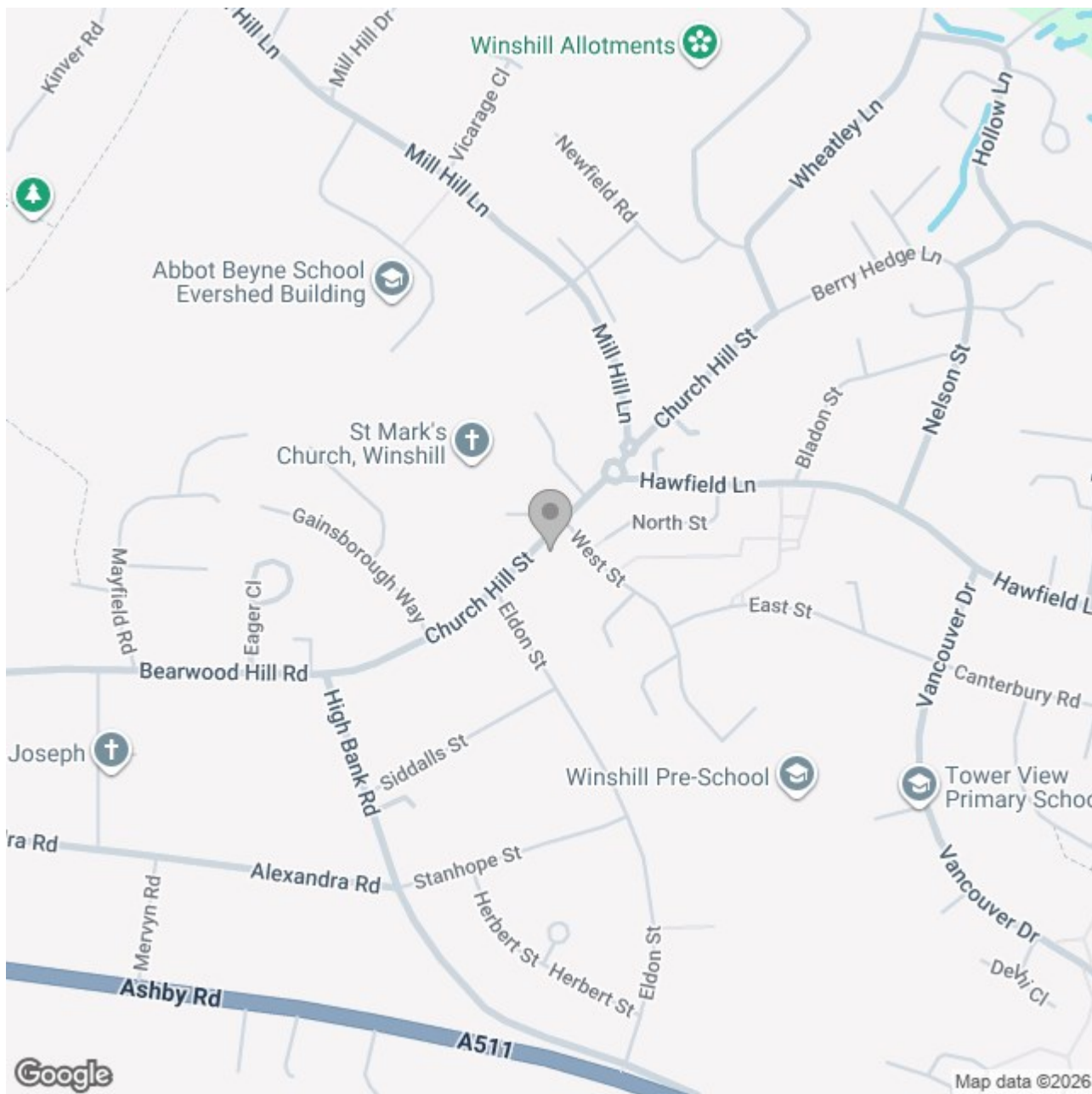
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

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