



200 St Vincent Street
Conference & Events Venue
Glasgow
G2 5RQ

[illegible]

AUCTION VENUE

Thursday
29th November 2018
2.00pm

200 St Vincent Street
Conference and Events Venue
Glasgow
G2 5RQ



Next Auction Date
31st January 2019

NOW TAKING ENTRIES FOR THIS AUCTION

If you are thinking of selling at auction, one of our Auction valuers will be happy to offer you a free market appraisal and advice.

For further information please call Auction House on

0141 339 4466 or 01224 974 139

or email

info@auctionhousescotland.com

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SCOTLAND**

MESSAGE FROM THE AUCTIONEERS

A very warm welcome to our last auction of 2018.

Our auction in October was standing room only and resulted in a fantastic 87% auction result. The highlight of the last auction was Albert Drive, a fire damaged traditional flat which had a low Guide Price of £10,000 and after an intense and lengthy bidding war in the auction room the hammer fell at £88,000! Both buyer and seller were delighted with the result.

Now moving on to this current auction catalogue, we have a variety of different auction lots, including developments, plots of land and well-priced buy to let and investment properties.

This will be our last auction at 200 SVS as we move into our new auction venue, Radisson Red, Finnieston Quay, 25 Tunnel Street, Glasgow G3 8HL with our first auction of 2019 being held on Thursday 31st of January.

We would like to invite you to our pre-auction coffee morning which will be held at the Radisson on the Tuesday 29th of January and will be running from 9.30am – 12.00pm. This is a free event and we will have some exciting guest speakers who will be sharing valuable property advice on all things auction and sharing their vast property experience. We look forward to seeing you at the event.

Remember you can organise a proxy, telephone, internet or non-attending bid if you can't attend the auction. Please get in touch in plenty of time to arrange the necessary forms.

If you're planning to bid at the auction, please remember two forms of ID: photographic ID (either your passport or driving licence) and a utility bill, bank statement or council tax bill dated within the last 3 months. You also need the means to pay a 10% deposit and auction fee if you're the successful bidder.

Finally, a quick reminder that we are currently taking entries for our January auction. If you want a fast and final sale with plenty of people bidding for your property, then give us a call on 0141 339 4466 or 01224 974 139.

NEXT AUCTION DATES 2019

31st January • 5th April • 27th June • 19th September • 28th November

AUCTION INFORMATION



Administration Charge Purchasers of some lots will be required to pay an Administration Charge to the auctioneer in addition to the deposit – see individual property details.



Attending the Auction It is always wise to allow sufficient time to get to the auction. Legal packs for most of the properties will be available for inspection. It is important you read these and the final addendum/amendment sheet which will also be available as any purchase will be subject to these.



Bidding Each property will be offered individually by the Auctioneer. Ensure that your bids are clear and noticed by the Auctioneer. If you are successful in bidding for the property you will be approached by a member of Auction House staff who will request your personal information and identification. You will then be guided to our administration area and then the cashier desk for payment of the deposit.



Bidding by Proxy or Telephone If you are unable to attend the auction you are invited to contact us to discuss special arrangements for bidding by proxy or telephone. A Non-Attending Bid or Telephone Bid form and conditions are included in auction catalogues or can be downloaded from the Bidding Form links on our website.



Buyers Premium Purchasers of some lots will be required to pay a Buyers Premium to the auctioneer in addition to the deposit – see individual property details.



Deposit When you sign the Memorandum of Sale you will be asked to pay a deposit of 10% of the purchase price subject to a minimum deposit of £3,000. Deposits can only be paid by electronic bank transfer, bankers draft, personal cheque, debit card or building society cheque. Cash can be accepted to a maximum of £10,000. Please note, should the cheque have to be represented, a processing charge of £60.00 (£50.00 + VAT) will be charged by deduction from the deposit.



Disbursements Some disbursements may become payable by the purchaser on completion, these will be detailed in the Special Conditions of Sale within the property's Legal Pack.



Disclaimer Particulars on the website and within our catalogue are believed to be correct but their accuracy is not guaranteed. Information relating to Rating matters has been obtained by verbal enquiry only. Prospective purchasers are advised to make their own enquiries of the appropriate Authority. All measurements, areas and distances are approximate only. Potential purchasers are advised to check them.



Energy Performance Certificates (EPCs) Where required we include EPC ratings within Full Details and on the lot page within our catalogue. When available EPC Graphs can be viewed online at auctionhouse.co.uk.



General Data Protection Regulations (GDPR) This defines new customer rights and company obligations introduced on 25th May 2018. For full details please refer to the Privacy Policy showing on our website www.auctionhouse.co.uk/scotland.



***Guide Prices** Guide prices quoted online and in the catalogue are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. The sale price will be dependent on bidding in the auction room and on the Vendors' instructions.



Insurance On some properties the seller will continue to insure through to completion. Others will need to be insured by the purchaser, and auctioneers advice to all purchasers is that they should consider insuring from the date of exchange.



Plans, Maps and Photographs The plans, floorplans, maps, photograph's and video tours published on our website and in the catalogue are to aid identification of the property only. The plans are not to scale.



Pre Auction Sales Offers made on property included in this auction may be accepted by the Vendor prior to the auction. In such instances all buyer charges will be payable including the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale. If you are intending to bid at the auction for a specific lot, we recommend that you keep in contact with the Auctioneer's office.

The Auctioneers or Vendors cannot be held responsible for costs incurred in respect of any lot which is withdrawn or sold prior to auction.



Post Auction Sales If a property you are interested in is not sold during the auction please speak to the Auctioneer and make an offer at, above or below the Guide. Your offer will be put forward to the Vendor and if accepted, you will be able to proceed with your purchase under auction rules. Offers should take into account the Administration Charge, any Buyers Premium plus all other payments detailed in the Special Conditions of Sale as all of these are still payable irrespective of the circumstances.



Proof of Identification In order to comply with Anti-Money Laundering regulations we ask that all prospective purchasers provide Proof of Identity and Residence. Please bring your passport or photographic UK driving licence and a recent utility bill, bank statement or council tax bill to the auction. If purchasing on behalf of a company you will also need a letter of authority on company letterhead. We will carry out Electronic AML checks on successful buyers and remote bidders. It will include a search with Experian who may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.



Reserve Price Each property will be offered subject to a reserve price which we expect will be set within the guide price range or no more than 10% above a single figure guide. This is a confidential figure set between the Vendor and the Auctioneer just prior to the auction. It is a figure below which the Auctioneer cannot sell the property during the auction. After the auction offers will be sought and considered on Unsold Lots at prices below the reserves.



Solicitors Details The name, address and telephone number of the solicitor who will be acting for you in any purchase will be required before you leave the auction room.



The Catalogue Details of the property and land to be sold are set out in our catalogue and on our website auctionhouse.co.uk All lots are sold subject to Special Conditions of Sale. It is important that prospective purchasers satisfy themselves as to the location, boundaries, condition and state of the lots before the auction.



The Contract The Memorandum of Sale will be signed in duplicate. One copy will be given to you, which you must give to your solicitor. The second copy will be retained by the Vendors' solicitor. Completion usually takes place after 28 days but this date can vary. The legal pack of each property will state the completion date due. The date may also be announced immediately prior to the commencement of bidding of each lot.



The Legal Aspect Buying at auction is a contractual commitment. Before making an offer prior to auction or bidding at the auction or post auction, it is advisable to consult a solicitor regarding the General and Special Conditions of Sale, the local authority search and other legal documentation.



Viewing Due to the nature and condition of auction properties we highlight the potential risk that viewing such properties carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lot in this catalogue. Viewings are conducted entirely at your own risk, these properties are not owned or controlled by Auction House and we cannot be held liable for loss or injury caused while viewing or accessing any Lot.

Due to the nature of some auction properties, electricity may not be turned on therefore viewing times are restricted. Viewers will also have to bring their own lighting/ladders if wanting to inspect cupboards, cellars and roof spaces.

Please refer to the common auction conditions included on our website or at the back of our catalogue

ORDER OF SALE

Thursday 29th November 2018 2.00pm

200 St Vincent Street, Conference & Events Venue, Glasgow G2 5RQ

LOT	ADDRESS	*GUIDE PRICE	LOT TYPE
1	Flat C, 79 High Street, Johnstone PA5 8SN	£25,000+	Residential
2	8 Woodside Court, Coatbridge ML5 5LE	£19,950+	Residential
3	Flat 9, Ailsa Buildings, 2 Kirkwood Place, Girvan KA26 0AU	£12,000+	Residential
4	Flat 12, Ailsa Buildings, 2 Kirkwood Place, Girvan KA26 0AU	£8,000+	Residential
5	Land adjacent to 25 Ranoldcupp Road, Darvel KA17 0JU	£5,000+	Plots/Building Land
6	10 Springwell Place, Stewarton KA3 5DD	£42,500+	Residential
7	Montana, Dyke, Forres IV36 2TF	£119,995+	Residential
8	39 Sunnybrae, Aberdeen AB21 9UL	£89,000+	Residential
9	Flat 4/1, 81 Curle Street, Whiteinch G14 0RR	£65,000+	Residential
10	17 Church Street, Kirkcaldy KY1 4SX	£36,000+	Residential
11	101b Dempster Street, Greenock PA15 4ED	£14,500+	Residential
12	14a Whitehall, Maybole KA19 7DR	£15,000+	Residential
13	87 Lochnell Street, Lochgilphead PA31 8JN	£89,000+	Residential
14	Plot adjacent to 33 South Crescent, Prestonpans EH32 9PG	£2,500+	Residential
15	2d Maxwell Street, Port Glasgow PA14 5RQ	£5,000+	Residential
16	60 Gateside Road, Wishaw ML2 7SB	£45,500+	Residential
17	Flat 2, 14 Old Mill Road, Kilmarnock KA1 3AN	£15,000+	Residential
18	Flat 1/1, 53 Balcurvie Road, Glasgow G34 9QL	£37,000+	Residential
19	50d Victoria Street, Newton Stewart DG8 6BT	£29,500+	Residential
20	Site at Fordoun Road, Laurencekirk AB30 1NN	£1+	Plots/Building Land
21	Flat 1/2, 13 Allison Street, Glasgow G42 8NP	£23,000+	Residential
22	324 Chirnside Road, Glasgow G52 2LF	£50,000+	Residential
23	9 Francis Street, Lochgelly, KY5 9NN	£24,000+	Residential
24	Attic Flat, 71 King Street, Crieff PH7 3HN	£39,000+	Residential
25	Maison Dieu Church, Witchden Road, Brechin DD9 7HA	SOLD PRIOR	Redevelopment
26	Tigh Callum, Culkein, Lairg IV27 4NL	SOLD PRIOR	Residential
26.1	50 Craigmath, Dalbeattie, DG5 4EB	SOLD PRIOR	Residential
27	T/L, 77 Union Grove, Aberdeen AB10 6SJ	SOLD PRIOR	Residential
28	4 College Bounds, Fraserburgh AB43 9QP	SOLD PRIOR	Residential
29	Development Land at Pitkerro Road, Dundee DD4 8ES	SOLD PRIOR	Plots/Building Land
30	33 Ballochmyle Quadrant, Catrine, KA5 6PW	SOLD PRIOR	Residential
31	9 Mains Road, Beith KA15 2AF	SOLD PRIOR	Residential
32	19 Glenbervie Road, Aberdeen AB11 9JE	SOLD PRIOR	Residential
33	25 Marywell Village, Arbroath DD11 5RH	SOLD PRIOR	Residential
34	285E Hardgate, Aberdeen AB10 6AH	SOLD PRIOR	Residential
35	8 Bank Street, Woodside, Aberdeen AB24 2RZ	SOLD PRIOR	Residential
36	24 Park Road Court, Aberdeen AB24 5NZ	SOLD PRIOR	Residential
37	12 Bank Street, Brechin DD9 6AX	SOLD PRIOR	Residential
38	3C Broadshade Drive, Westhill AB32 6AT	SOLD PRIOR	Residential
39	19G Union Glen, Aberdeen AB11 6ES	SOLD PRIOR	Residential
40	111 Hetherwick Road, Aberdeen AB12 5TD	SOLD PRIOR	Residential
41	3/R, 88 Great Western Road, Aberdeen AB10 6QF	SOLD PRIOR	Residential
42	239 Victoria Road, Aberdeen AB11 9NQ	SOLD PRIOR	Residential
43	34 Cairnfield Circle, Bucksburn, Aberdeen AB21 9LU	SOLD PRIOR	Residential
44	Flat 3/2, 308 Allison Street, Glasgow G42 8HQ	SOLD PRIOR	Residential
45	18 Dean Avenue, Dundee DD4 7LH	SOLD PRIOR	Residential
46	533 (X) Lanark Road, Edinburgh EH14 5DE	SOLD PRIOR	Commercial/Industrial
47	14 Courthill Street, Dalry KA24 5AP	SOLD PRIOR	Residential
48	2 Bridge Lane, Kilmarnock KA1 1QH	SOLD PRIOR	Residential for Improvement
49	Finlaggan, Sandbank, Dunoon PA23 8PN	SOLD PRIOR	Residential
50	97 Western Road, Kilmarnock KA3 1NQ	SOLD PRIOR	Residential

***Description on Auction Information page**

RESULTS

Results from 4th October 2018

87% SOLD | £2,155,500 RAISED



Lower Cavalier Flat,
Cross Brae, Sheildhall
FK1 2EQ



12 Durie Street, Leven
KY8 4HE



191 Dalriada Crescent,
Motherwell ML1 3YA



Caledonian House,
Station Road, Fort
Augustus PL32 4AY



Farstad House,
Badentoy Avenue,
Portlethen AB12 4YB



Flat 2/2, 8 Dyke Street,
Baillieston G69 6DX



Flat 2/L, 8 Malcolm
Street, Dundee
DD4 6SG



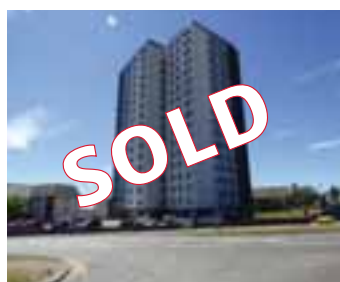
Subjects to the west
side of Turfholm,
Lesmahagow M11 oED



Flat 2, 16 Store Lane,
Rothesay PA20 9AA



66 Hebridean Gardens,
Crieff PH7 3BP



87 Stockethill Court,
Aberdeen AB16 5UQ



79 Berelands Road,
Prestwick KA9 1ER



1b2 Lendel Place,
Glasgow G51 1BH



Flat 1/L, 241 Hamilton
Road, Cambusland
G72 7PH



Flat G/L, Jameswood
Villa, High Road,
Dunoon PA23 8PN



Flat 1/2, 109 Albert
Drive, Glasgow
G41 2SU

Flat C, 79 High Street, Johnstone PA5 8SN

***GUIDE PRICE: £25,000+ (plus fees)**



One bedroom first floor flat

This well presented one bedroom flat is on the preferred first floor of a traditional tenement block adjacent to Johnstone town centre. The accommodation on offer comprises spacious lounge, fitted galley kitchen, double bedroom and bathroom with white suite and over bath shower. With a potential rental yield of over 16% and significant discount against Home Report valuation this property would make an ideal addition to a buy to let portfolio or a great starter flat.

Home Report £35,000

£10,000 discount to Home Report value

Great buy to let or starter flat

Convenient town centre location

Outstanding potential rental yield at 16.8%

Excellent transport connections

Potential rental value £350pcm at LHA rate / £4,200pa

Area

Johnstone offers local retail and leisure facilities and schooling with the surrounding area catering for a variety of outdoor pursuits including golf, fishing, walking, etc. Johnstone has a train station bringing Paisley, Glasgow and Ayrshire within easy reach and the property offers easy access to the motorway network providing excellent road links throughout central Scotland and further afield.

Comparables

11F Thomson Avenue: Sold £52,500 07/18

64 High Street: Sold £38,250 12/16

4d Geogre Street: Sold £50,00 11/15

Tenure: Freehold

Local Authority: Renfrewshire Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

8 Woodside Court, Coatbridge ML5 5LE

***GUIDE PRICE: £19,950+ (plus fees)**



Two bedroom second floor flat

Requiring some internal refurbishment, this two bedroom second floor flat has potential to be a great buy to let investment with a potential rental value of £5,160pa at LHA rate on completion of works. The property comprises large lounge/diner, kitchen area, two double bedrooms, bathroom and walk-in store room. Prior to being ready for the rental market, the accommodation of offer will require a fitted kitchen and a heating system. Further benefits include double glazing and a shared car park to the rear.

Home Report £25,000

Opportunity to add value

Requires upgrading

Close to amenities

Popular rental area

Potential rental value £430pcm at LHA rates / £5,160pa

Area

Woodside court is centrally located for both primary and secondary schools as well as local amenities. For the motorist the property is conveniently placed within easy reach of motorway links providing excellent commuting to Glasgow, Edinburgh and throughout the central belt with Whifflet train station a short walk away. Coatbridge town centre itself is not too far away providing an array of bars, shops, restaurants and the popular Faraday Shopping Centre. There are many leisure facilities available such as the popular Drumpellier Country Park and Coatbridge Time Capsule.

Tenure: Freehold

Local Authority: North Lanarkshire Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.



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Flat 9, Ailsa Buildings, 2 Kirkwood Place, Girvan KA26 0AU

***GUIDE PRICE: £12,000+ (plus fees)**



Part of a portfolio of 2 flats

Being sold as a portfolio of 2 properties is this two bed second floor flat located in the popular coastal town of Girvan, which offers the buy to let investor a fantastic potential yield of over 4.2%. The accommodation comprises two bedrooms, lounge, kitchen and shower room. The property also offers electric heating, double glazing, street parking and is within a few minutes' walk of Girvan town centre.

Part of a portfolio

Excellent buy to let opportunity

Fantastic rental yield of over 4.2%

Popular coastal town

Potential rental value £425pcm at LHA / £5,100pa

Area

Located in the popular coastal town of Girvan, this property is ideally situated in a private setting only a few minutes' walk from the town centre. Girvan has good local amenities including primary and secondary schooling, restaurants and shops. The world famous Turnberry golf course is only a short distance away and South Ayrshire has long been recognised as a golfing mecca. There is also a rail link to Ayr and Glasgow.

Tenure: Freehold

Local Authority: South Ayrshire Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 12, Ailsa Buildings, 2 Kirkwood Place, Girvan KA26 0AU

***GUIDE PRICE: £8,000+ (plus fees)**



Part of a portfolio

Being sold as a portfolio of two properties is this one bed second floor flat which is located in the popular coastal town of Girvan and offers the buy to let investor a fantastic potential yield of around 52%. The accommodation comprises one bedroom, lounge, kitchen and shower room. The property also offers electric heating, double glazing, street parking and is within a few minutes' walk of Girvan town centre.

Part of a portfolio

Excellent buy to let opportunity

Fantastic rental yield of around 52%

Popular coastal town

Potential rental value £350pcm at LHA / £4,200pa

Area

Located in the popular coastal town of Girvan, this property is ideally situated in a private setting only a few minutes' walk from the town centre. Girvan has good local amenities including primary and secondary schooling, restaurants and shops. The world famous Turnberry golf course is only a short distance away and South Ayrshire has long been recognised as a golfing mecca. There is also a rail link to Ayr and Glasgow.

Tenure: Freehold

Local Authority: South Ayrshire Council

Additional Fees

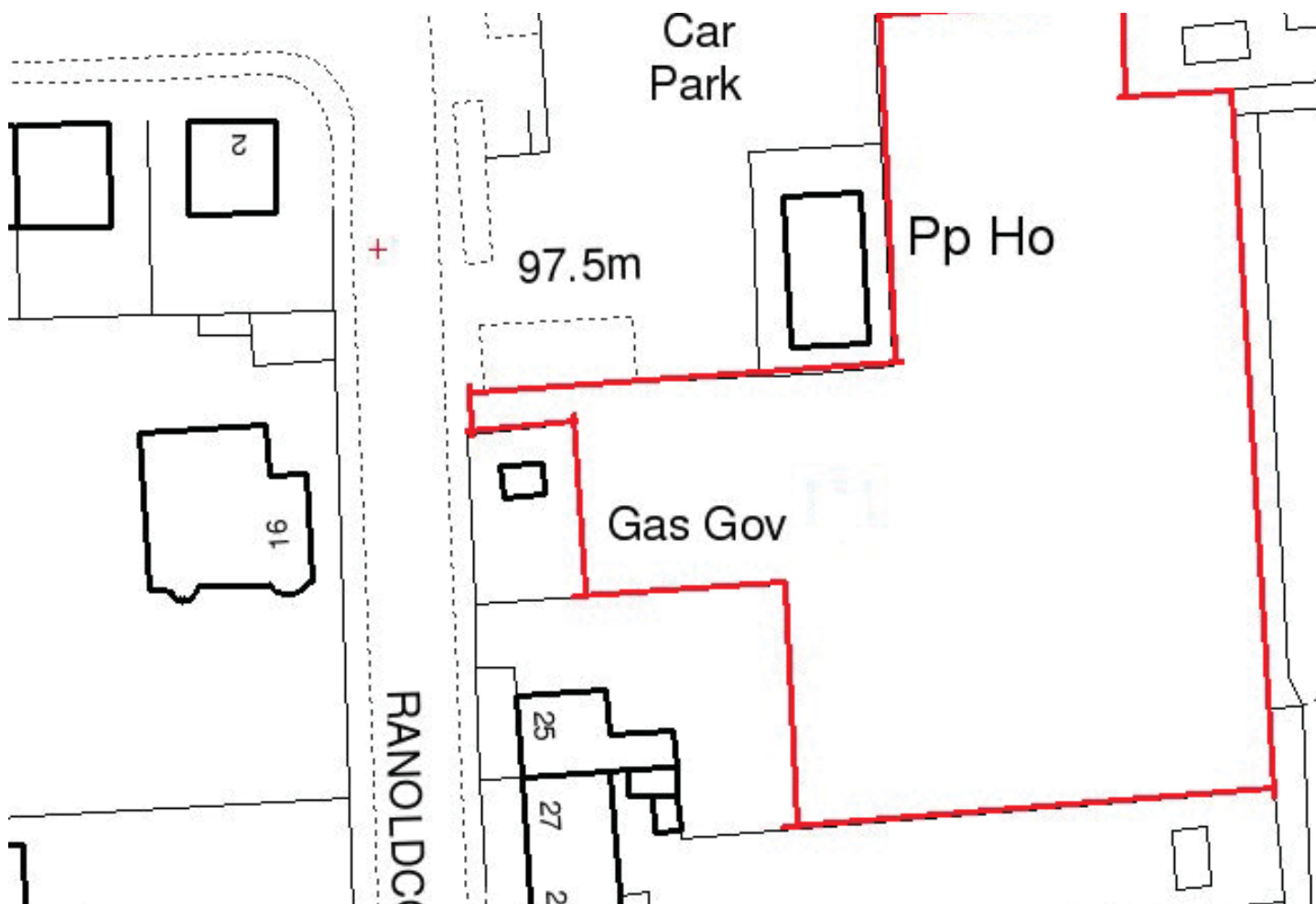
Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Land adjacent to 25 Ranoldcoup Road, Darvel KA17 0JU

*GUIDE PRICE: **£5,000+** (plus fees)



Plot of land

Excellent opportunity to purchase this site extending to approx. 30,404 sq ft situated at Ranoldcoup Road, Darvel. This would make a great builder/developer opportunity subject to the relevant planning consents being obtained. Local amenities and transport links close by.

Builder / developer opportunity

Plot of land approx. 30,404 sq ft

Low guide price

Close to local amenities

Area

The plot is located in the town of Darvel which is approx. 9 miles from Kilmarnock and is the most eastern of the Valley Towns. Situated alongside the A71 road that runs from Irvine on the west coast to Edinburgh to the east, Kilmarnock is approx. 8.5 miles away and the M74 is also within a short distance providing excellent transport links across the region. The property itself is close to Morton park, the River Irvine and the local amenities are within easy reach by foot.

Tenure: Freehold

Local Authority: East Ayrshire Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

10 Springwell Place, Stewarton KA3 5DD

***GUIDE PRICE: £42,500+ (plus fees)**



Three bedroom upper conversion

Fantastic opportunity to purchase this spacious three bedroom upper conversion in need of some upgrading throughout. The accommodation comprises reception hallway, lounge, kitchen, three bedrooms and four piece bathroom suite. The property is complimented by gas central heating and double glazing and there are communal garden grounds to the rear. This property would make a great investor opportunity or buy to let investment with potential 14% rental yield at Guide Price.

Home Report £65,000

Popular locale

Over £20,000 discount from Home Report value

Great development potential

Over 14% potential rental yield

Potential rental value £500pcm at LHA rate / £6,000pa

Area

The property is well placed for local amenities. Stewarton town centre where a variety of local shops, including a Sainsbury supermarket, cater for everyday requirements with a more extensive choice available in nearby Kilmarnock including the retail park, cinema and leisure centre. For the commuter there is ease of access to the extensive M77 motorway network and main arterial links joining Stewarton not only to Glasgow city centre but also to the Ayrshire coast. There are excellent public transport services operating within Stewarton and these include a local rail link as well as a bus service offering fast and efficient access to Glasgow city centre.

Comparables

Main Street: Sold £86,000 08/18

9 High Street: Sold £86,000 09/17

Tenure: Freehold

Local Authority: East Ayrshire Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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info@auctionhousescotland.com www.auctionhousescotland.com

Montana, Dyke, Forres IV36 2TF

***GUIDE PRICE: £119,995+ (plus fees)**



Three bed detached bungalow

Fantastic and rare opportunity to purchase this spacious three bedroom detached bungalow, situated in a quiet area, within a sought after residential area of the popular Moray village of Dyke. The accommodation comprises T shaped entrance hallway, large open plan L shaped lounge / dining area, three bedrooms, kitchen, utility and modern shower room. The property is situated on a large plot which extends to approx. 0.75 acres and benefits from surrounding garden grounds and a detached garage. Although in need of some upgrading and modernisation this property would make the perfect family home with its close proximity to Dyke Primary School which was voted in the UK's top 10 by society magazine Tatler in 2017. Viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

Home Report £145,000

Perfect family home

Close to Dyke Primary School (Voted in the UK's top 10 by society magazine Tatler in 2017)

Over £25,000 discount from recent home report value

Detached garage

Plot extending to approx. 0.75 acres

Area

Dyke is situated approximately four miles west of Forres and has facilities to include a well respected primary school, village hall and local church. Forres offers a range of services and facilities to include primary and secondary schools, shops, supermarkets, professional services, hotels, restaurants and benefits from travel links by road and rail to Inverness and Aberdeen.

Comparables

Ardenair Sold £192,500 02/18

Cardell Sold £195,000 12/17

Anvil House Sold £175,000 06/17

Tenure: Freehold

Local Authority: Moray Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

39 Sunnybrae, Aberdeen AB21 9UL

*GUIDE PRICE: £89,000+ (plus fees)

**Two bedroom mid terraced house**

This well proportioned two bedroom and box room mid terraced property is located in the popular Bucksburn area of Aberdeen and would make a fantastic family home when necessary internal upgrading is completed. The property accommodation is set over two levels and comprises entrance hallway, full depth spacious lounge with French door access to the rear garden and kitchen. On the upper level there are two double bedrooms, box room and bathroom. The property benefits from double glazed windows and newly rendered external works and externally there are front and rear gardens which are mainly laid to lawn. The property will require a full program of refurbishment and upgrading, which is reflected in the price, and will be of particular interest to builders and investors.

Home Report £115,000**£26,000 discount to Home Report value****Fantastic refurb project****Popular residential location****Close to local schooling****Easy access to city centre****Good public transport links****Area**

Bucksburn is located on the outskirts of Aberdeen and is host to an array of local amenities including a Primary School, Academy, Library, Swimming Pool, Sports Centre, Bowling Club, Co-op convenience store and a popular family restaurant. There is frequent bus transport into the city centre with all that Aberdeen has to offer and it is also well placed for easy travel to Aberdeen Airport.

Tenure: Freehold**Local Authority:** Aberdeen City Council**Energy Performance Certificate (EPC):** Current Rating C**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

4/1, 81 Curle Street, Glasgow G14 0RR

*GUIDE PRICE: **£65,000+** (plus fees)**Two bedroom top floor flat**

Fantastic opportunity to purchase this two bedroom top floor flat set within this modern block in the popular Whiteinch area of Glasgow. The accommodation comprises entrance hallway, spacious lounge which is open plan to the dining kitchen, two double bedrooms with master en-suite and bathroom. The property benefits from gas central heating, double glazing and secure entry system. This property would make a great first time buy or buy to let investment and viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

Home Report £85,000**Modern open plan layout****Massive £20k discount from Home Report value****Great first time buy / buy to let****Secure entry system****Potential rental value £590pcm / £7,080pa as per Rightmove comps****Area**

Curle Street is well situated for local shopping. Transport facilities include a bus service which gives access to the city centre and surrounding areas which have a host of bars, restaurants, cinemas, theatre, universities, hospitals and fitness suites etc. Access to the motorway network system can be found within easy commute of the property. Locally there is a good range of local amenities including primary and secondary schooling, shopping and leisure and sports facilities.

Comparables

27 Jordan Street: Sold £80,000 07/18

95 Curle Street: Sold £78,500 06/16

Tenure: Freehold**Local Authority:** Glasgow City Council**Energy Performance Certificate (EPC):** Current Rating C**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

17 Church Street, Kirkcaldy KY1 4SX

*GUIDE PRICE: **£36,000+** (plus fees)**Two bedroom first floor flat**

Ideal for the buy to let investor this neutrally decorated two bedroom first floor flat with stunning views across the Forth may be the perfect investment. Situated in a sought after locale the accommodation on offer comprises main entrance staircase with entry to the property. Entered via the hallway with lounge, modern galley style kitchen, with high gloss white kitchen, two bedrooms and modern shower room with corner cubicle. The property benefits from double glazing and is heated via a combi boiler. Externally the property has a shared communal garden which has been well kept. The showstopper of this property is the gorgeous view and the potential on offer. This would be a great first time home or buy to let investment with a potential rental yield of over 14%. Early viewing is recommended. We are accepting pre auction offers for this property.

Home Report £55,000**Spacious accommodation****Picturesque locale****Great investor potential****Modern fitted shower room & kitchen****Potential rental yield of over 14%****Potential rental value £444pcm at LHA rate / £5,333pa****Area**

West Wemyss is situated near the mouth of the River Leven on the Firth of Forth. The town lies 7 miles approx east of Glenrothes and 5 miles of Kirkcaldy and benefits from a local bus service. It has local shopping areas, schooling and recreational facilities, including a golf course and leisure facilities available in the nearby town of Leven. The A95 links the town of Kirkcaldy which in turn links the A92 to Dunfermline and Edinburgh.

Tenure: Freehold**Local Authority:** Fife Council**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

101b Dempster Street, Greenock PA15 4ED

***GUIDE PRICE: £14,500+ (plus fees)**



One bedroom ground floor flat

This one bedroom ground floor flat forms part of a traditional tenement block on the outskirts of Greenock town centre. The accommodation comprises lounge with galley kitchen off, bedroom and bathroom with over bath shower. The property requires a degree of upgrade and repair throughout but this is reflected by a highly competitive Guide Price and offers a great opportunity to add value through a programme of works. This property is ideal for a developer/investor to undertake the works and hold for buy to let or for sale as starter flat. EPC Rating E.

Home Report £20,000

Great buy to let or starter flat

Great opportunity to add value

Potential rental value £350pcm at LHA rate / £4,200pa

Area

The town of Greenock has a wide range of local amenities including high street shopping with several supermarkets and high street banking. There is established schooling at both primary and secondary levels. Recreational amenities include several play parks, sports centres and The Waterfront Centre swimming pool, ice rink and gym. There are a range of golf clubs within the local area, modern yacht marinas in Greenock and Inverkip and access to Clyde Muirshiel Regional Park. There are several railway stations, offering access to Glasgow Central and the area is well served by local bus routes.

Comparables

Murdieston Street: Sold: £29,500 12/17

Tenure: Freehold

Local Authority: Inverclyde Council

Energy Performance Certificate (EPC): Current Rating E

Additional Fees

Buyer's Premium: £1,140

Administration Charge: £860

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

14a Whitehall, Maybole KA19 7DR

***GUIDE PRICE: £15,000+ (plus fees)**



One bedroom first floor flat

Excellent builder/developer opportunity to purchase this one bedroom traditional first floor flat. The property requires upgrading and modernisation throughout, although has the potential to acquire a double digit rental yield this an excellent buy to let investment. The benefits from double glazing, gas central heating as well as rear gardens which do require attention.

Home Report £25,000

Fantastic development opportunity

Centrally located

ideal for the buy to let investor

Potential rental value £350pcm at LHA rate / £4,200pa

Area

The popular commuter town of Maybole is the capital of Carrick and has a golf course, local sporting facilities and amenities. It is also a short distance from Ayr, Culzean Country Park and Turnberry, as well as being well placed for A77 access north and south. Also within a short distance to Maybole train station.

Tenure: Freehold

Local Authority: South Ayrshire Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

87 Lochnell Street, Lochgilphead PA31 8JN

***GUIDE PRICE: £89,000+ (plus fees)**



Four bedroom town house

Fantastic opportunity to purchase this well presented four bedroom town house situated close to all amenities and the local high school. The accommodation is split over three floors and comprises lounge, dining kitchen, hallway, four bedrooms and bathroom. The property benefits from a mix of double and triple glazing, off peak electric heating, multi-fuel stove in the lounge and externally there is an enclosed private courtyard to the rear. This property would make a great family home, first time buy or investment property and viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

Home Report £120,000

Great family home

Enclosed courtyard to the rear

Well presented throughout

Close to all amenities

Area

Lochgilphead itself is home to the headquarters of Argyll & Bute Council, who, together with the Forestry Commission and the local hospital, are one of the areas largest employers. The town benefits from a joint campus school, sports centre, swimming pool, supermarket, hospital, golf course and a wide range of smaller, independent shops. The local area is perfect for those who enjoy the outdoors with numerous opportunities to walk, run, cycle, fish, bird watch, sail, golf to name only a handful of activities.

Comparables

Dun Mor Avenue: Sold £141,000 01/18

7 Lorne Terrace: Sold £125,000 10/17

9 Brodie Crescent: Sold £130,000 02/16

Tenure: Freehold

Local Authority: Argyll and Bute Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Plot adjacent to 33 South Crescent, Prestonpans EH32 9PG

***GUIDE PRICE: £2,500 (plus fees)**



Plot of land

Great opportunity for the builder / developer to purchase this lot of land adjacent to the residential dwelling at 33 South Crescent. The land is roughly rectangular shaped and extends to approx 223m² (0.02HA) and is secured by fencing and a gate. Would be a great plot to build a house subject to all necessary consents.

Great builder / developer opportunity

Plot of land

Approx 223m² (0.02HA)

Good facilities and transport links

Area

Prestonpans is a charming coastal town located around 11 miles from Edinburgh with views of the Edinburgh skyline, Arthur's Seat, and across to the Forth Bridges and Fife. The town itself, and both neighbouring Cockenzie and Port Seton, offer good local shopping facilities including a Co-op supermarket and a Lidl store, along with the usual banking and Post Office services, a library, and a community sports centre. There are miles of sandy beaches in East Lothian, along with a selection of golf courses. There is easy access to the A1, which offers swift commuting into Edinburgh city centre or to the east, and also provides access to the Borders and to the north of England. Good public transport links are available within the area, including the Prestonpans railway station. Local schooling is also available in both Prestonpans and Cockenzie.

Tenure: Freehold

Local Authority: East Lothian Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

2d Maxwell Street, Port Glasgow PA14 5RQ

*GUIDE PRICE: **£5,000+** (plus fees)**One bedroom flat**

This traditional first floor flat offers the buy to let investor a fantastic rental opportunity with a potential yield of 84% against the current guide price. The accommodation on offer extends to lounge, double bedroom, kitchen and bathroom and there are communal grounds to the rear. The incredible potential yield will ensure that interest is high so early viewing is highly advised.

Home Report £5,000**Fantastic potential yield of 84%****Close to local amenities****Train station nearby****Potential rental income of £350pcm at LHA rates / £4,200pa****Area**

The property is situated on Maxwell Road, to the north of its junction with Robert Street. Robert Street leads to Glasgow Road to the north, which in turn provides access to Greenock Road (A8) to the north-west. Local shops and amenities are readily available to the west in Port Glasgow, with the extensive shops and facilities of Glasgow city centre being accessible to the south-east. Rail services run from Port Glasgow Station approximately 0.8 miles to the west. The open spaces of Clyde Muirshiel Regional Park are nearby.

Tenure: Freehold**Local Authority:** Inverclyde Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

60 Gateside Road, Wishaw ML2 7SB

***GUIDE PRICE: £45,500+ (plus fees)**



Three bedroom mid terraced house

Excellent opportunity for the buy to let investor to purchase this three bedroom ex Local Authority mid terraced house in a popular residential location with a tenant already in situ. The property comprises of lounge, kitchen, three bedrooms and family bathroom. Externally the property benefits from gas central heating, double glazing and gardens to both front and rear. With the current tenant paying £500pcm, the property boasts an impressive rental yield of over 13% at the current Guide Price.

Home Report £60,000

Excellent buy to let

Tenant in situ

Off street parking

Private gardens

Current rental income £6,000pa

Area

The property is within walking distance to schooling of all levels. The area is excellent for commuters offering swift access to the motorway networks for Glasgow, Edinburgh and the South. For travel by train, stations at both Wishaw and Cleland are a short drive away and offer regular services to both Glasgow and Edinburgh. Local amenities include shopping, 24 hour supermarkets, health centre and local hospital.

Tenure: Freehold

Local Authority: North Lanarkshire Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 2, 14 Old Mill Road, Kilmarnock KA1 3AN

***GUIDE PRICE: £15,000+ (plus fees)**



One bedroom ground floor flat

Excellent opportunity to purchase this one bedroom ground floor flat which is ideally located in the heart of Kilmarnock and within walking distance of all amenities, bars, restaurants, bus station, train station and M77 network. Accommodation comprises entrance hallway, lounge with small kitchen off, bedroom and shower room. The property will require a small degree of decoration, which is reflected in the Guide Price, and will make a fantastic buy to let purchase offering a potential yield of 28%. Interest is expected to be high so early viewing is strongly advised.

Fantastic potential yield of 28%

Great town centre location

Ideal buy to let property

Close to local amenities

M77 network closeby

Potential rental value £350pcm at LHA rate / £4,200pa

Area

Kilmarnock is a popular Ayrshire town providing a wide range of amenities including high street shops, gift and boutique shops, parks, cafe's, a selection of supermarkets, wide range of restaurants and public houses, takeaway outlets, a wide selection of primary schooling and secondary school, college campus, library and a newly refurbished sporting centre/games park. There are a wide selection of recreational facilities for children and those with sporting interests. The M77 motorway is within 2 miles of the property providing accessible road links to Glasgow/Ayr and beyond. Kilmarnock also has a railway station and bus station for the commuter.

Tenure: Freehold

Local Authority: East Ayrshire Council

Energy Performance Certificate (EPC): Current Rating F

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 1/1, 53 Balcurvie Road, Glasgow G34 9QL

***GUIDE PRICE: £37,000+ (plus fees)**



Two bedroom first floor flat

Balcurvie Road is a popular upper cottage flat within the sought-after buy to let locale of Easterhouse. The property comes with an impressive rental yield of over 16% and comprises entrance hallway, lounge, kitchen, two double bedrooms and bathroom. The property benefits from gas central heating, double glazing, private shared rear garden and has open views to rear over to Gartloch Village.

Home Report £45,000

Fantastic buy to let property

Sought-after buy to let locale

Private rear garden with open views

Incredible rental yield of over 16%

Potential rental value of £505pcm at LHA rates / £6,060pa

Area

Excellent access to M8 and M74 motorways & train station, extensive shopping facilities can be found nearby at the Glasgow Fort Shopping Centre with Glasgow City Centre approximately 10 minute drive from this property. Excellent transport facilities are located nearby including bus routes and regional train stations.

Comparables

53b Balcurvie Road Sold £39,500 02/18

49 Balcurvie Road Sold £39,999 08/17

Tenure: Freehold

Local Authority: Glasgow City Council

Energy Performance Certificate (EPC): Current Rating D

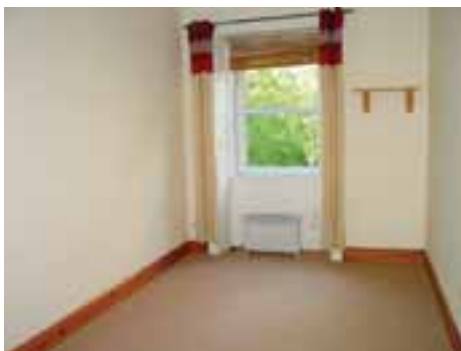
Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

50d Victoria Street, Newton Stewart DG8 6BT

*GUIDE PRICE: **£29,500+** (plus fees)**Two bedroom first floor flat**

This lovely two bedroom flat enjoys preferred first floor position in Newton Stewart town centre. The well-presented accommodation comprises lounge, kitchen, two bedrooms and bathroom. The substantial 30% saving against Home Report and potential rental yield of more than 17% makes this an exciting prospect as a starter flat or an attractive addition to a buy to let portfolio.

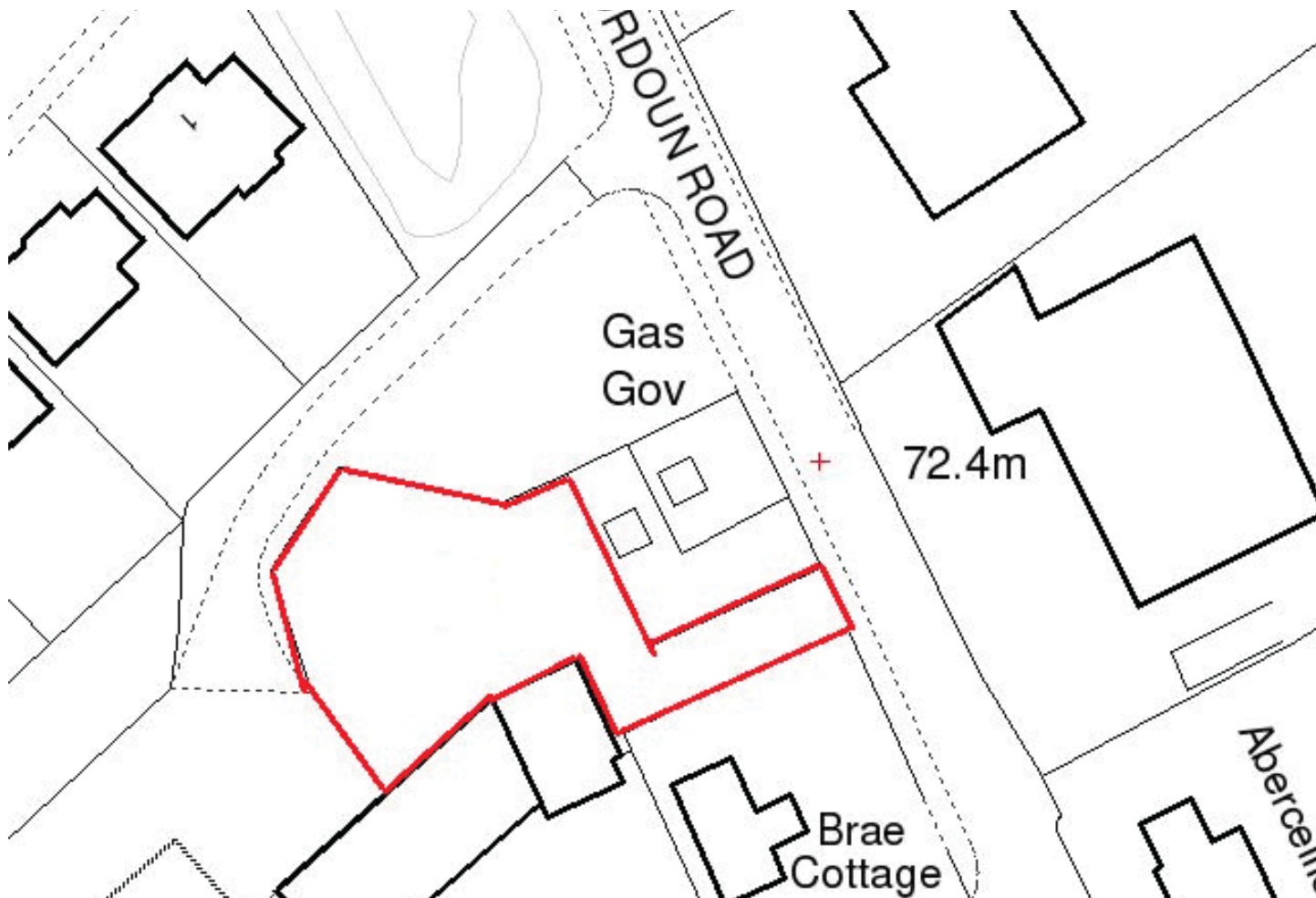
Super buy to let or starter flat**Potential rental yield of more than 17%****Excellent saving of 30% against Home Report****Convenient town centre location****Idyllic countryside on the doorstep****Potential rental value of £425pcm at LHA rate / £5,100pa****Area**

The town of Newton Stewart in the South West of Scotland, renowned for its mild climate and unspoilt countryside, offers a good range of shops, restaurants, bars and other leisure facilities as well as primary and secondary schools. The countryside is within easy reach making the area popular with those seeking a wide range of outdoor pursuits. Glasgow is approximately 80 miles away and Carlisle roughly similar. There are a number of train stations in the area and Prestwick is the nearest airport.

Tenure: Freehold**Local Authority:** Dumfries and Galloway Council**Energy Performance Certificate (EPC):** Current Rating F**Additional Fees****Buyer's Premium:** £2,000**Administration Charge:** £0**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Site at Fordoun Road, Laurencekirk AB30 1NN

*GUIDE PRICE: £1+ (plus fees)



Site and buildings

Excellent opportunity for the builder / developer to purchase this plot of land which extends to approx. 7318 sq ft. Shops and amenities are available on the High Street and a rail service runs from Laurencekirk train station less than 100 metres away. The property is subject to a lease expiring June 2099 at a peppercorn rent.

Builder / developer opportunity
Site extending to approx. 7318 sq ft
Peppercorn lease until June 2099

Area

Laurencekirk is an old market town which lies almost equidistant between Aberdeen and Dundee. It is directly adjacent to the A90 and with its own railway station, offering Intercity travel, it is a prime commuter spot. Facilities in Laurencekirk include doctor and dentist surgeries, primary and secondary schools with Out of School Club, nurseries, supermarket, leisure facilities, playparks, restaurants, cafes and local shops. There are further services at Stonehaven, Montrose and Brechin. Laurencekirk still retains the sense of a small community and offers a high standard of living together with the benefits of rural surroundings, with the Angus Glens to the west, the beautiful beach and nature reserve of St. Cyrus to the east and winter sports to the north.

Tenure: Freehold
Local Authority: Aberdeenshire Council

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Flat 1/2, 13 Allison Street, Glasgow G42 8NP

***GUIDE PRICE: £23,000+ (plus fees)**



First floor studio flat

This one bedroom flat enjoys a preferred first floor position within the popular south side of Glasgow. The accommodation comprises open plan area with a separate shower room and offers double glazing with shared garden space to the rear. With a current rental income of £3,900pa the property would be a strong addition to any portfolio with a potential yield of over 16% if purchased at the current Guide Price.

Home Report £30,000

Tenant in situ

Close to amenities

Popular rental location Potential rental yield of over 16%

Current rental income £325pcm a/ £3,900pa

Area

The Govanhill area in the south side of Glasgow offers a vibrant community and remains a popular residential location. The local area offers a wide range of retail and leisure facilities with a variety of shops, bars, cafes and restaurants all within easy reach. The area also benefits from excellent road and rail links to Glasgow city centre as well as offering easy access to the M8, M77 and M74 motorways.

Tenure: Freehold

Local Authority: Glasgow City Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

324 Chirnside Road, Glasgow G52 2LF

*GUIDE PRICE: **£50,000+** (plus fees)**Three bed cottage flat**

Excellent opportunity for the builder/investor to purchase this ideally located lower cottage flat in the sought after area of Chirnside Road. The property comprises front door to hallway, lounge, kitchen, dining room which may be utilised as a third bedroom, shower room and two double bedrooms. The flat enjoys double glazing, gas central heating, generous gardens and upon refurbishment offers an excellent rental potential of £7,200 per annum based on current Local Housing Allowance rates.

Home report £60,000**Close to amenities****Popular locale****Great builder/developer opportunity****Strong commuter links****Attractive guide price****Potential rental value of £600pcm at LHA rates / £7,200pa****Area**

The property is close to local amenities including shops, schools and recreational parks. There are nearby public transport links including a bus and rail service allowing access to the main roads and city centre. Access to Glasgow airport can be made via the nearby motorway links. Ideal for an investor/developer this flat will prove popular; early viewings are recommended to avoid disappointment.

Comparables

351 Chirnside Road Sold £73,000 05/18

337 Chirnside Road Sold £78,000 11/17

325 Chirnside Road Sold £80,000 08/17

Tenure: Freehold**Local Authority:** Glasgow City Council**Energy Performance Certificate (EPC):** Current Rating D**Additional Fees****Buyer's Premium:** £2,200**Administration Charge:** £1,050**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

9 Francis Street, Lochgelly KY5 9NN

***GUIDE PRICE: £24,000+ (plus fees)**



One bedroom flat

This well presented first floor apartment enjoys a fantastic central location within minutes of the motorway for the commute to Edinburgh with a large variety of local amenities and would make a good addition to a buy to let portfolio as it offers a potential rental yield of over 17%. Access to the flat is through a main security entry door into a well-maintained communal area. The entrance hall is bright and light leading to a corridor which includes two storage cupboards. The lounge is spacious and has a large window to the front of the property. The kitchen has modern style units which include washing machine, oven, hob and hood. The double bedroom is sizeable with triple wardrobe space. The bathroom comprises of a modern three-piece white suite with overhead shower. The property further benefits from double glazing and gas central heating throughout. Off street parking is available with ample visitor parking. There is also a communal drying green to the rear of the apartments.

Home Report £40,000

Fantastic potential yield of over 17%

Ideal buy to let opportunity

Close to all local amenities and town centre

Perfect base for commuting to Edinburgh

Secure door entry

Potential rental value £350pcm at LHA rates / £4,200pa

Area

Lochgelly provides a range of local shopping, schooling, civic amenities and main line rail link provides express services throughout east central Scotland, Fife and Tayside. The surrounding road and motorway network including the M90 and A92 provide access to many centres of business throughout the central belt.

Tenure: Freehold

Local Authority: Fife Council

Energy Performance Certificate (EPC): Current Rating C

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Attic Flat, 71 King Street, Crieff PH7 3HB

***GUIDE PRICE: £39,000+ (plus fees)**



Two bedroom attic flat

This bright and spacious top floor flat is located close to the town centre and all local amenities and schools. The accommodation comprises lounge, fitted kitchen, two bedrooms both with built in wardrobes and family bathroom. The property benefits from double glazing, gas central heating and there are two useful large walk-in storage cupboards, one of which houses the hot water tank and there is a communal garden to the rear. This property would make a great first time buy or buy to let investment and viewing is strongly recommended to appreciate the accommodation on offer at such an attractive price.

Home Report £72,000

Massive £30,000 discount to Home Report value

Great buy to let

Great first time buy

Potential rental yield of over 14%

Potential rental value £460pcm at LHA rate / £5,520pa

Area

Crieff is ideally located approximately 11 miles from the A9 and within commuting distance of Edinburgh, Glasgow, Perth and Stirling. The town itself has a wide range of retail outlets and amenities. The surrounding countryside provides for all tastes in outdoor activities, including hillwalking, climbing, fishing, golf and water sports at Loch Earn.

Tenure: Freehold

Local Authority: Perth and Kinross Council

Energy Performance Certificate (EPC): Current Rating D

Additional Fees

Buyer's Premium: £2,000

Administration Charge: £0

Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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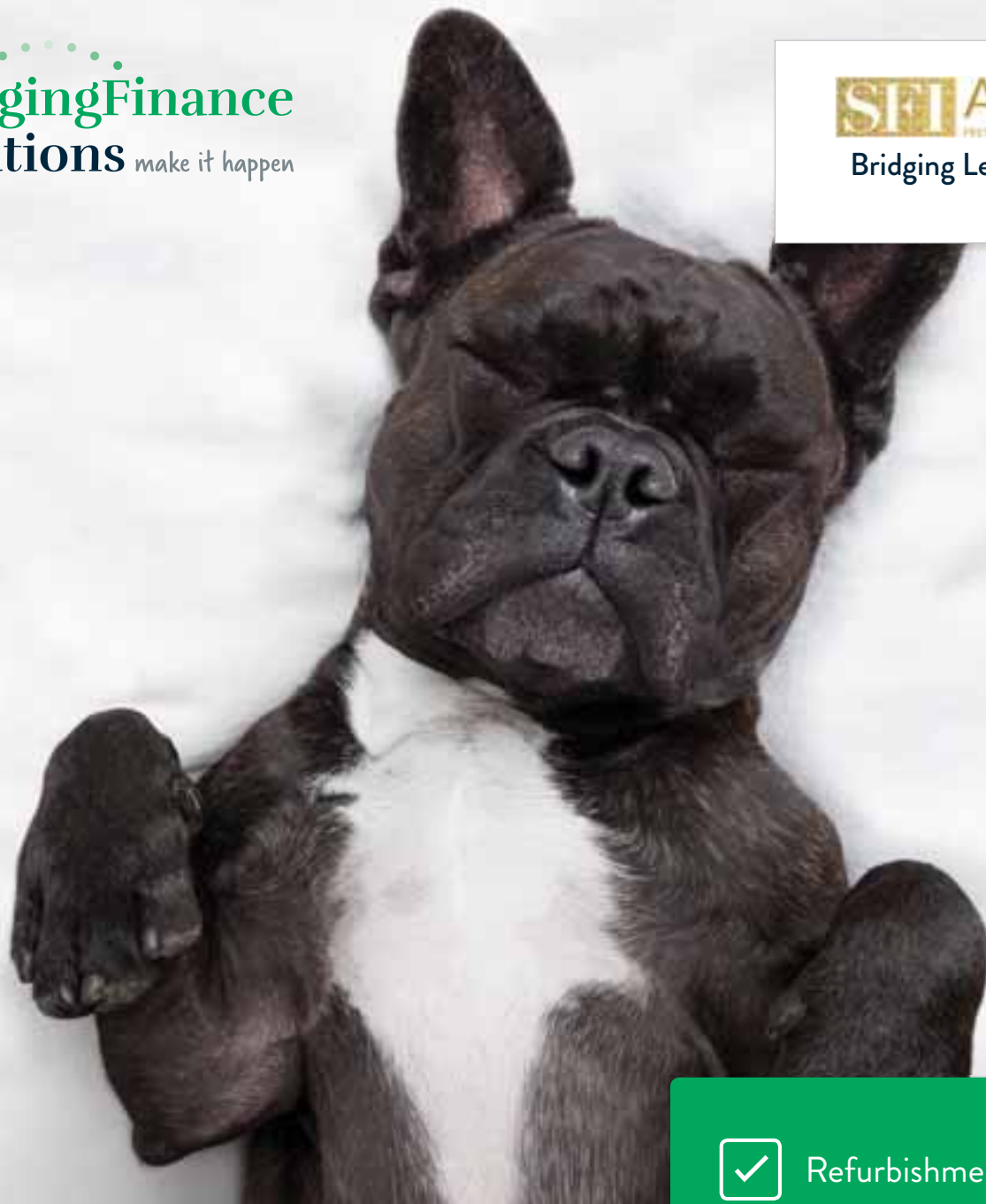
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9. In the event that the bidder is unsuccessful in gaining the Contract, the deposit monies shall be returned to the bidder promptly.
10. The Auctioneer will make no charge to a prospective purchaser for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective purchaser whether through lack of clarity of instructions or for any other reason whatsoever. Prospective telephone purchasers will not hold Auction House Scotland liable for any loss or claims relating to the telephone bidding system. The prospective purchaser will be advised if the relevant lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective purchaser will be notified and the deposit returned as soon as reasonably possible.
11. Once delivered to the Auctioneers, the authority to bid is binding on the bidder on the day on which the particular Lot is auctioned. This is to allow for the possibility of a Vendor agreeing to sell post auction where the bidding has not reached the reserve.
12. The authority can only be withdrawn by notification in writing delivered to Auction House Scotland at their office two hours before the start of the auction on the day the relevant Lot is scheduled to be auctioned, or by delivery into the hands of the Auctioneer in the auction room half-an-hour before the start of that day's auction. It is the bidders responsibility to obtain a receipt on a copy of the withdrawal notification signed by one of the Auctioneers and without such a receipt the authority stands, any successful Contract is binding on the bidder.
13. If the bidder, or an agent, actually bids at the auction without having previously withdrawn the authority, the Auctioneer is at liberty to accept such bid in addition to any bid from Auction House Scotland staff as empowered under the written authority. Auction House Scotland will have no liability whatsoever if the price achieved is the result only of this competition in bidding without intervention from other bidders.
14. Prospective purchasers are advised in respect of telephone bids should they become disconnected during bidding or are unobtainable, Auction House Scotland will not be held responsible or liable for any loss suffered in respect thereof. I hereby confirm that I have read and understood the above terms and conditions to bid by letter.

Signed: Date:

Please sign this page and ensure the form overleaf is completed

ANTI-MONEY LAUNDERING EXPLAINED

Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

New Regulations have now been introduced that require auctioneers and estate agents to undertake more stringent verification of all sellers, all buyers and those that bid for auction properties. Auction House Scotland have set up procedures in accordance with these requirements and would welcome your assistance in ensuring compliance.

Everyone attending our auctions with the intention of bidding must bring with them documentation that (a) proves their identity and (b) their place of residence – these are required for compliance purposes only and we will also comply with the data protection regulations, currently in force and as and when amended. You must allow us to copy this documentation for storage and filing for 5 years.

The Documentation you must bring with you to the Auction

1. **UK individuals** – we must verify your name and residential address. Therefore, we require two documents. One must be from list A, and the other from list B.
2. **Corporate customers, partnerships, and private companies** must provide: a) The company registration number AND b) Registered address PLUS c) Evidence that individuals have the authority to act on behalf of the company.
3. **UK Trusts, public companies, partnerships, occupational pension schemes, registered charities in Scotland, local authorities or non-UK individuals** you should contact us well in advance of bidding at the auction or buying to confirm the documentation we require.

List A – Evidence of Identity (inc Photograph)

- Current valid signed passport
- Current valid signed UK photo-card driving licence
- A valid identity card (HM forces, police warrant card, prison officer, government or local authority issued)
- A firearm or shotgun licence
- An original Birth Certificate (issued within twelve months of the date of birth)

List B – Evidence of Residence (and your Name)

- An original Inland Revenue tax notification, self-assessment statement or tax demand
- An original household insurance certificate
- An original utility bill less than three months old (not a mobile phone bill)

- An original council tax bill for the current council tax year.
- An original council rent book showing rent paid for the last three months
- An original mortgage statement for the mortgage accounting year just ended
- An original statement for either current bank or building society which must be less than three months old

Bidding/Buying on behalf of another party

If you are attending the auction on behalf of another, you must have:

- (1) Proof of your own identity and residence and;
- (2) Certified copies of the actual buyer's identity and residence. (Plus a letter confirming the authority to bid).

Certified copies must be original documentation and signed as true certified copies by a UK lawyer, UK banker, authorised financial intermediary such as an independent financial advisor, NCCB regulated mortgage broker, certified accountant, teacher, doctor, a minister of religion, port master or sub-postmaster. NOTE: All of the above must be capable of being contacted by telephone by us prior to you buying and/or on the day of the auction.

Matching an Identified Buyer with source of funds

We are also required to match the Identity of the Purchaser with the Bank Account from which deposit funds are drawn; if deposit monies are to be paid from an account in another name then that individual will also need to be verified.

Electronic Anti-Money Laundering Checks

Auction House Scotland have also set up a facility with Veriphy to undertake electronic AML checks and will use the service to further verify all successful buyers and those for whom we provide remote bidding services. There is a charge of £10 inc VAT per search. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Queries and Contacting Us

If you have any queries relating to these regulations and our requirements you should contact us well in advance of bidding at auction or buying before or after the auction. Please contact our Sales Team on 0141 339 4466.

GENERAL CONDITIONS

AUCTION HOUSE SCOTLAND

Special capitalised words are used throughout this document, and, unless the context suggests otherwise the word is defined on its first use. These conditions ("General Conditions") apply to the sale of each of the properties placed in the auction ("Lot") subject to any variation or addition referred to in the special conditions of sale relating to the Lot ("Special Conditions") which shall have precedence over these General Conditions in case of any conflict.

- 1) The owner of, or person authorised to deal with, the Lot ("Seller") reserves to itself the following rights:-
 - a) to withdraw the Lot from the auction;
 - b) the right to sell by private bargain the whole or any part of the Lot before the auction and that without disclosing the reserve price or giving any reason;
 - c) to consolidate two or more lots into one Lot and;
 - d) the right to bid by itself or by the Auctioneer up to the reserve price.
- 2) Unless otherwise stated, there will be an undisclosed reserve price.
- 3) The Auctioneer retains the right to regulate the bidding and refuse any bid or bids without assigning any reason therefor in his sole and absolute discretion. All bidders are required to register their details and provide proof of identity and any other regulatory requirements as detailed by the Auctioneer to obtain a bidder's number prior to bidding. In the event of competition, each offer after the first shall exceed the immediately preceding offer by such sum as may be prescribed by the Auctioneer. The Auctioneer retains the right to divide and sell the Lot in separate lots if the Lot is unsold, or sell a group of individual lots as one lot. All bids are to be made clearly. The person offering the reserve price or, if there be more offers than one, above the reserve price, the highest bidder, shall be the successful bidder ("Purchaser") and such bid shall be the price payable by the Purchaser to the Seller for the Lot ("Price"). On the fall of the Auctioneer's hammer on his successful bid, the Purchaser must provide the Auctioneer with their allocated bidding number and in default the Auctioneer shall be entitled to re-submit the Lot for sale. The Purchaser shall then immediately pay the deposit in the manner prescribed by the Auctioneer. After paying the necessary deposit the Purchaser shall then immediately complete and sign the Minute of Preference and Enactment, the date of which shall be the date of the auction, and shall become bound and obliged for the sum offered by the Purchaser. If the successful bidder acted as an agent he must give details of his principal at the time of completing and signing the Minute of Preference and Enactment. In default the Auctioneer will be entitled to re-submit the Lot for sale or allocate a representative to sign the contract as offeror for the Purchaser and principal. A bid which does not reach the reserve price at the time of auction may be held provisionally by the Auctioneer and submitted to the Seller of the Lot to be accepted or rejected. The bidder is held liable to their provisional bid price for 7 working days after the auction date. If the Auctioneer does not return an answer to the bidder within this time then the bidder is not required to stand on their provisional bid. If the provisional bid is accepted then the bidder shall be the Purchaser and is required to proceed under auction terms immediately upon notification.
- 4) The Judge of the Roup shall be the Auctioneer named in any Minute of Preference and Enactment and shall have power to determine whatever questions or differences may occur at the Auction between Seller and a bidder or among the bidders themselves in relation to the foresaid Auction, to prefer the highest bidder and also to adjourn the Auction from time to time.
- 5) Where the sale of a Lot is agreed pre or post auction then the payment of the deposit shall bind the person purchasing the Lot as the Purchaser to these General Conditions and the Special Conditions and the Purchaser will proceed as if the Lot had been purchased at the auction. The Auctioneer reserves the right to modify the specified Date of Entry in the auction contract.
- 6) Where a deposit payment is made by telephone or proxy form there shall be no cooling off period allowed. In default of the Purchaser signing the contract the Auctioneer will be entitled to allocate a representative to sign the contract as offeror for the Purchaser and principal.
- 7) If the Purchaser is a Limited Company then:-
 - a) The contract to purchase the Lot shall be deemed to be entered into at the request of the person bidding at the Auction ("Guarantor")
 - b) The Guarantor warrants that the Purchaser is a properly constituted Limited Company of good standing and empowered to purchase any estate or interest in land in the United Kingdom and that the Guarantor has been duly authorised by the Purchaser to bind the Purchaser to purchase the Lot.
 - c) The Guarantor guarantees to the Seller (as witnessed by the signature of the Guarantor on the Minute of Preference and Enactment which the Guarantor shall be deemed to sign as agent for the Purchaser and as the Guarantor of the Purchaser) as follows:
 - i) That the Guarantor shall within five working days of any request therefor provide to the Seller's solicitors such evidence as they may

reasonably require to verify the warranties given by the Guarantor under clause 6.b.

- ii) That the Purchaser will observe and perform its obligations under this contract to purchase the Lot and the Guarantor will pay and make good to and keep the Seller indemnified in respect of all losses, actions, costs, expenses and damages of the Seller arising by virtue of any breach by the Purchaser of such obligations and the Guarantor's liabilities to the Seller hereunder shall not be released by any neglect or forbearance on the part of the Seller in enforcing or giving time to the Purchaser for the performance of the Purchaser's contract to purchase the Lot and
 - iii) That if any liquidator of the Purchaser shall disclaim this contract to purchase the Lot then the Seller may within 28 days from the date of such disclaimer give the Guarantor fourteen days written notice requiring the Guarantor to accept such disposition of the subjects contained in the Lot upon the same terms as the General Conditions and Special Conditions (as if any such liquidator had not disclaimed the same) save that time shall be of the essence for the purpose of the date for completion which shall be on or before the expiry of such fourteen days' notice and the Guarantor shall (in addition to the payment of all sums due from the Purchaser to the Seller under this contract) pay to the Seller any interest which should have been payable to the Seller by the Purchaser but for such disclaimer.
- 8) A deposit of 10% of the purchase price (subject to a minimum of £3,000) shall be paid by the successful bidder or the Purchaser contemporaneously with the execution of Minute of enactment and Preference to the Auctioneer as agents for the Seller, and after the completion and subscription of the Minute of Preference and Enactment. Payment of the deposit must be made by cleared funds in such manner as the Auctioneer, in their sole discretion, specify. In addition to the deposit, the Purchaser will be required to pay an administration fee of £2000 inclusive of VAT. This fee is chargeable at the discretion of the Auctioneer. If the Purchaser fails to pay the deposit, the Auctioneer may re-sell the Lot or require the bidder immediately preceding to the Purchaser to complete the purchase at his last offer without prejudice to the Seller's right to claim damages against the Purchaser for his failure. If a cheque given for the payment of the deposit is dishonoured on presentation or if the Purchaser fails to pay such deposit immediately after subscription of the Minute of Preference and Enactment, the Seller will be entitled to treat this as breach of contract by the Purchaser and will be entitled, but not bound, to rescind the contract and re-sell the Lot. Without prejudice to this the Seller may still claim damages for breach of contract against the Purchaser. The Auctioneer reserves the right to hold the Minute of Preference and Enactment until clear funds have been secured from the Purchaser.
- 9) The date ("Date of Entry"), when the balance of the Price is payable, shall take place on the date specified in the Special Conditions or, if not specified, twenty eight days after the date of the auction or such earlier date as may be mutually agreed between Seller and the Purchaser. The Price will be exclusive of VAT. Should VAT be chargeable on the Lot, the Seller reserves its right to charge VAT in addition to the Price, in exchange for a valid VAT invoice. If the balance of the Price has not been paid in full by 3pm on the Date of Entry the Seller's solicitors shall be entitled to refuse to settle the transaction on that day or, as a condition of completing after 3pm on that day, to require that the next working day shall be deemed to be the Date of Entry for the purpose of calculating interest on the balance of the Price payable, and apportioning incomings and outgoings. Payment of the balance of the Price in full by 3pm on the Date of Entry is of the essence of the contract. In the event of the balance of the Price or any part thereof remaining outstanding as at the Date of Entry, then notwithstanding consignment or the fact that entry has not been taken by the Purchaser, the Purchaser shall be deemed to be in material breach of contract and further, interest will accrue, on the balance of the Price, in favour of the Seller at the rate of five per cent per annum above the Royal Bank of Scotland plc base lending rate governing from time to time until full payment of the balance of the Price (including the interest accrued) is made or, in the event of the Seller exercising his option to rescind the contract, until such time as the Seller shall have completed re-sale of the Lot and received the re-sale price and further interest shall run on any shortfall between the balance of the Price and the re-sale price until such time as the shortfall shall have been paid to the Seller by the Purchaser. If the balance of the Price, with interest as aforesaid, is not paid in full by the date seven days after the Date of Entry the Seller will be entitled to treat the Purchaser as being in material breach of contract and will be entitled to rescind the contract without liability upon giving prior written notice to that effect to the Purchaser and, in such circumstances, the Purchaser's deposit will be held to be forfeit to the Seller, without prejudice to the Seller's right to claim damages for all loss, damage and expense suffered as a result of the breach of contract by the Purchaser, so far as such loss exceeds the deposit forfeited by the Purchaser, including interest on the balance of the Price calculated as set out in this clause. For the purpose of computation, the interest element of any

GENERAL CONDITIONS

AUCTION HOUSE SCOTLAND

claim by the Seller shall be deemed to be a liquidate penalty provision eligible notwithstanding the exercise by the Seller of his option to rescind the contract for non-payment of the price or any repudiation of the contract by the Purchaser. If for any reason the Seller is unable to complete the sale of the Lot then all deposit monies will be returned to the Purchaser. The Purchaser agrees that the Auctioneer and Seller will not be held liable for any expenses, loss of possible income incurred by the Purchaser in this instance or any liability whatsoever.

10) The risk of damage or destruction of the Lot will pass to the Purchaser on the date of subscription of the Minute of Preference and Enactment by or on behalf of the Purchaser and the Purchaser shall make his own arrangements for insurance of the Lot with effect from that time. The Seller will be under no liability in respect of any damage to or destruction of the Lot from whatever cause as from this time. The Purchaser will be bound to proceed with the purchase of the Lot notwithstanding damage to or destruction of the Lot from whatever cause.

11) The Purchaser will be entitled to any rents of the Lot purchased by him from and after the date of payment of the Price in full. All apportionments as between the Seller and the Purchaser of rent or other receipts or outgoings shall be made as at the Date of Entry on a day/year basis on the assumption of a 365 day year.

12) The Purchaser shall be deemed to have made all necessary enquiries in connection with the planning position, the status of roads, footpaths, and main drains and generally all such other matters as are normally covered by Land Register/ Sasine Searches, Property Enquiry Certificates, Coal Reports, Searches in the personal registers, charges registers and registers of insolvencies and the Seller will not be required to produce any such certificates or Searches. The Purchaser is deemed to have placed no reliance whatsoever on:

a) any sales evidence or lettings evidence which appears in the catalogue or websites, and the Purchaser shall be deemed to have made his own enquiries with regards to sales evidence and letting potential of the Lot;

b) any comments made either verbally or in the catalogue or on websites, with respect to; descriptions or location, accommodation details or descriptions or statements, any rental guarantees, any sales evidence whatsoever, any lettings evidence whatsoever, any prospective development potential of the Lot or any related property which may be stated whatsoever, or anything which appears on the descriptive page or website relating to the Lot whatsoever, or has been verbally said to the Purchaser or prospective purchasers.

13) No warranty or representation is given by the Seller or the Auctioneer:

a) that the present use of the Lot is a permitted use under the Town and Country Planning (Scotland) Acts;

b) as to the state or condition of the Lot or any part of it;

c) as to whether the Lot is subject to any schemes, resolutions, development orders, improvement notices or other proposals under the Housing Acts or other legislation or regulations of whatever kind;

d) as to descriptions, extents, boundaries, advertisements, accommodation, rentals, rateable value, Council Tax, leases, burdens, servitudes, rights of way or wayleaves, whether formally constituted or not, building warrants, building warrant plans, certificates of completion, planning permissions, superior consents, planning or any orders, regulations or notices made by or issued by an authority, or any particulars, plans, documents or information given by the Seller or his agents;

e) as to whether the Lot is affected by rights and interests of statutory undertakers including rights and interests relating to electricity sub-stations, generators and gas governors and that irrespective of whether such rights and interests are held under lease, title, missives or otherwise nor as to the extent to which the Lot is subject to or has the benefit or any leases and other rights of possession and occupancy or other third party interests; or

f) that upon registration of the Disposition or Assignment in favour of the Purchaser a Land Certificate in favour of the Purchaser or any derivative interest from the Purchaser shall be granted without exclusion or limitation of warranty or any relevant note by the Keeper of the Registers of Scotland.

14) The Purchaser accepts the title to the Lot as it stands and the Purchaser will be taken bound to have satisfied himself as to the validity and sufficiency of the title and the Seller's right to the Lot and his ability to sell same. Without prejudice to the foregoing or to any other clause within the General Conditions or Special Conditions, the Purchaser will be bound to accept the title subject to such burdens, conditions, rights of pre-emption, rights of redemption and restrictions on use which may be imposed or contained in the title or otherwise affect the Lot, and will be bound to comply therewith or obtain any necessary Waiver thereof all at his own expense. The minerals will

be conveyed only in so far as the Seller has right thereto. The Lot will be sold under burden of any servitudes and rights of wayleave for laying and maintaining sewers, drains, pipes, cables, telegraph and telephone poles, wires and stays that may be laid in, under, through or across the Lot. The Purchaser will free and relieve the Seller of all obligations incumbent upon the Seller to construct, uphold or maintain any items of common property and any fences, walls, drains, ditches, water supplies or other works with connection to the Lot. If the title to a Lot is not registered at The Land Register of Scotland or in Sasine Registers, it will be deduced in accordance with the Special Conditions. Any plan which the Purchaser may wish to incorporate in his title to the Lot or annex to the Disposition in his favour, or which may be required by the Keeper of the Land Register shall be prepared at the sole expense of the Purchaser and shall not be warranted by the Seller. The Seller's Solicitors will be under no obligation to exhibit or deliver any evidence including consents, affidavits or renunciations required under or by virtue of the terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended or the Civil Partnership Act 2004.

15) No Legal Reports or Searches in the Charges Registers or Company Files for the Seller or any predecessors in title will be exhibited nor will any letters of non-crystallisation of any floating charge be exhibited or delivered in respect of any floating charge granted by the Seller or any predecessor in title. No Plans Reports will be exhibited or delivered and no Advance Notice will be registered by the Seller's Solicitors. The Purchaser's solicitors shall be entitled to register at their own cost an Advance Notice in respect of the Disposition in favour of the Purchaser and any Standard security by the Purchaser in favour of a lender (provided that such Advance Notices are discharged immediately if requested by the Seller's Solicitors). The Seller will be responsible for the discharge of any recorded/registered Standard Securities affecting the Lot. Where any Lot is being sold by the Seller as heritable creditor in possession no discharges of the Standard Security in favour of the Seller or of any pari passu or postponed Standard Securities will be exhibited or delivered. No discharges of any inhibitions registered against the grantor of the said Standard Security in favour of the Seller as heritable creditor and dated after the date of registration of the said Standard Security shall be exhibited or delivered.

16) Subject to the existence of any Leases or other interests detailed in the Special Conditions, the Purchaser shall accept that vacant possession is given of the whole or any part of the Lot which is sold with vacant possession notwithstanding that there may be furniture, fittings or effects remaining therein and shall not be entitled to require the Seller to arrange for the removal of same, nor object to the taking of same, since the Seller gives no warranty as to the ownership of any moveable items situated within the Lot.

17) The Purchaser is deemed to have satisfied itself as to any lease or tenancy agreement in place and accept the terms of any such agreement for the Lot.

18) On the Date of Entry and in exchange for payment of the Price and interest thereon (if any) the Seller shall deliver to the Purchaser (i) a duly executed Disposition or Assignment of the Lot in favour of the Purchaser and under the reservations, burdens, conditions and others referred to in the title deeds of the Lot or otherwise affecting the same; and (ii) any occupancy, tenancy or lease documentation relating to the Lot. Any current lets, servitudes, rights of possession and other rights however constituted shall be excluded from the warrantice to be granted in said Disposition. The Seller will not be required to convey, transfer or assign the whole or any part of the Lot to any person or body other than the Purchaser or Guarantor. If the Purchaser defaults or its liquidator disclaims the contract nor shall the Seller be required to execute a Disposition or Assignment other than of the whole Lot nor at a price different from the Price

19) Notwithstanding the delivery of the Disposition or any Assignment in favour of the Purchaser, the General Conditions, the Special Conditions, the Articles of Roup and the Minute of Preference and Enactment to follow thereon will form a continuing and enforceable contract, except in so far as fully implemented thereby, but the contract shall cease to be enforceable after a period of three months after the date of delivery of the Disposition or Assignment. Should any documents be incorrectly executed and there be a discrepancy or disagreement on the terms, prices and parties of the contract then referral will be made to the Auctioneer's auction notes and any applicable evidence. Failure of a Seller to produce a home report or EPC when required does not constitute breach of contract on behalf of the Seller.

20) The Law of Scotland shall apply to the interpretation of the General Conditions, the Special Conditions and any Minute of Preference and Enactment, and the Articles of Roup and the Seller and the Purchaser, by subscription of the relevant Minute of Preference and Enactment, prorogate the jurisdiction of the Courts in Scotland

21) If so requested by the Auctioneer the Special Conditions, the Articles of Roup and the Minute of Preference and Enactment shall be electronically executed in terms of Part 10 of the Land Registration Etc. (Scotland) Act 2012.

Going once...

The most suitable properties for auction include:

- 🔨 Properties for improvement
- 🔨 Tenanted properties
- 🔨 Residential investments
- 🔨 Development propositions
- 🔨 Building Land
- 🔨 Mixed use properties
- 🔨 Commercial investments
- 🔨 Unique properties
- 🔨 Land (development or greenfield)
- 🔨 Lock up garages

Auction dates:

31st January 2019

5th April 2019

27th June 2019

19th September 2019

28th November 2019

auctionhousescotland.com

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📞 Aberdeen: 01224 974 139

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