





*** FOR SALE BY AUCTION 30TH APRIL 2026**

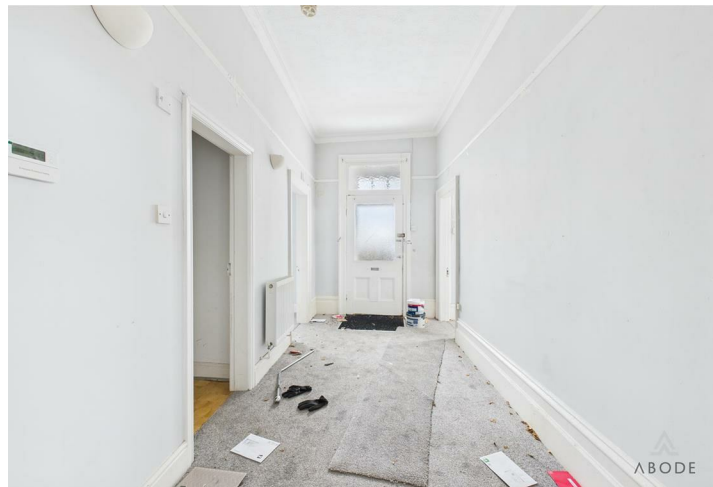
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**** TWO LARGE APARTMENTS ** SUPER INVESTMENT ** POTENTIAL TO INCREASE RETURNS ** REFURBISHMENT OPPORTUNITY ****

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.



AUCTION DETAILS

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

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

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 BTG Eddisons Auctions page.

This explains the types of auction and sale methods we offer, the bidding 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

COSTS

Costs



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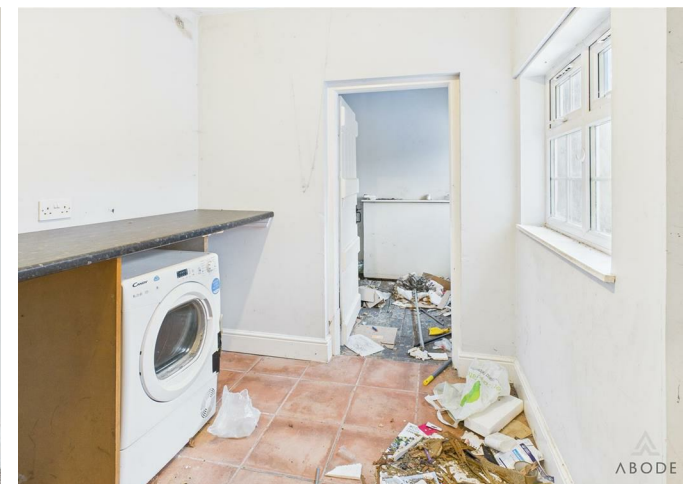
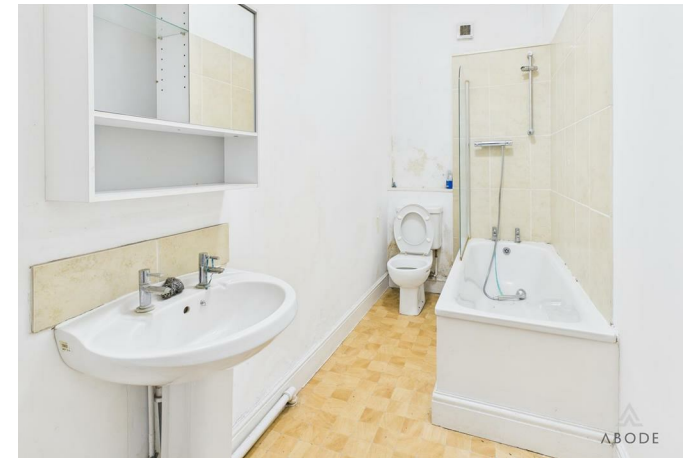
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Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

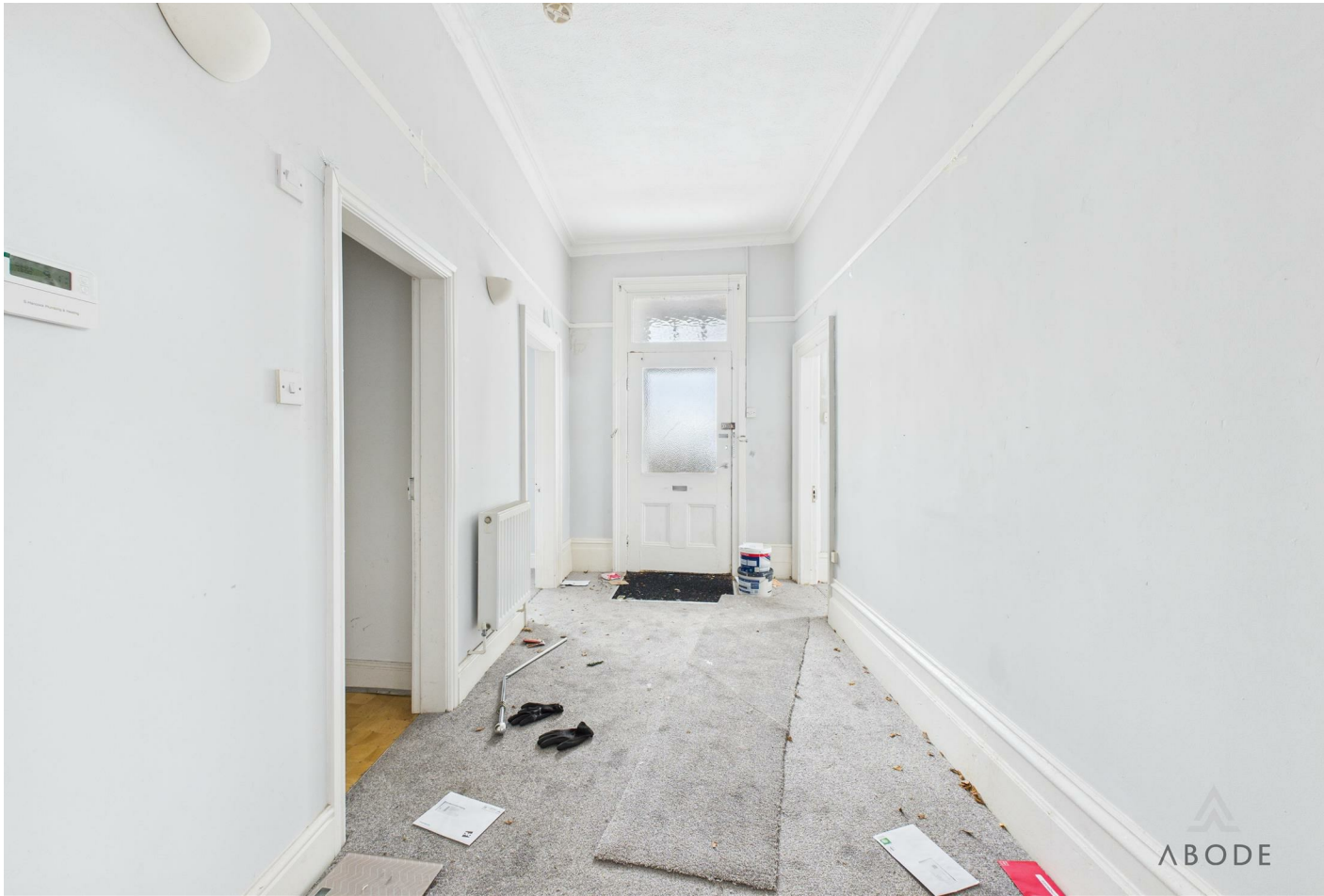
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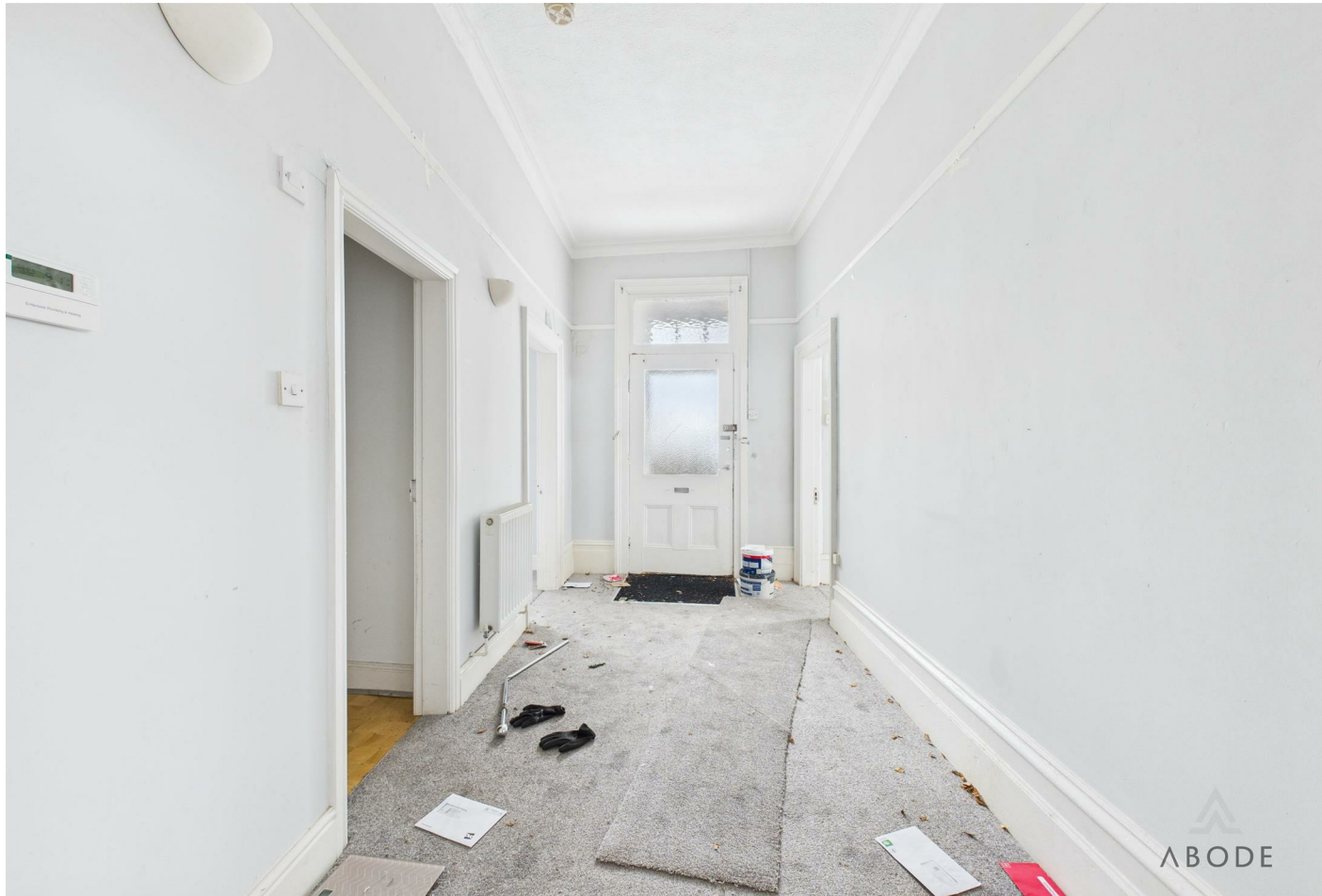
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Approximate total area⁽¹⁾

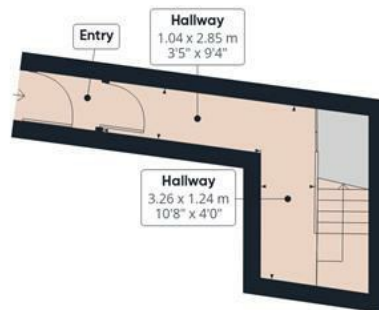
85.2 m²
918 ft²

(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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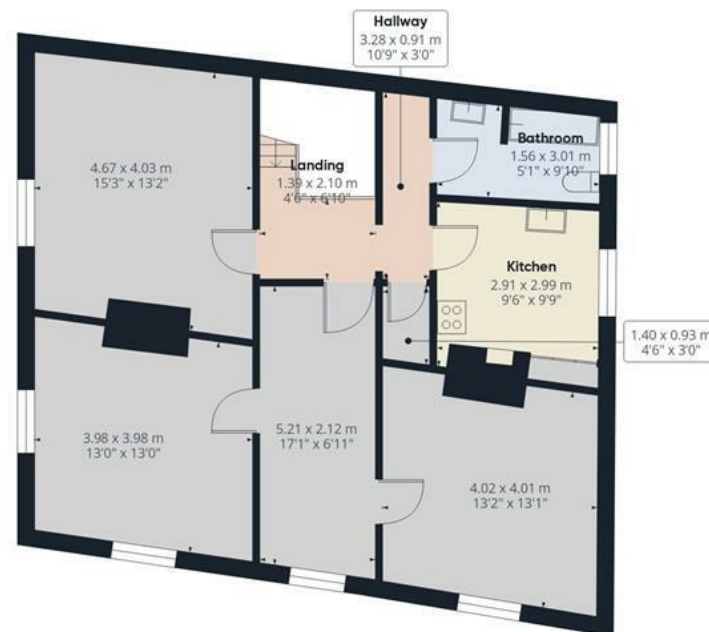


Floor 0

Approximate total area⁽¹⁾

92.9 m²

1001 ft²



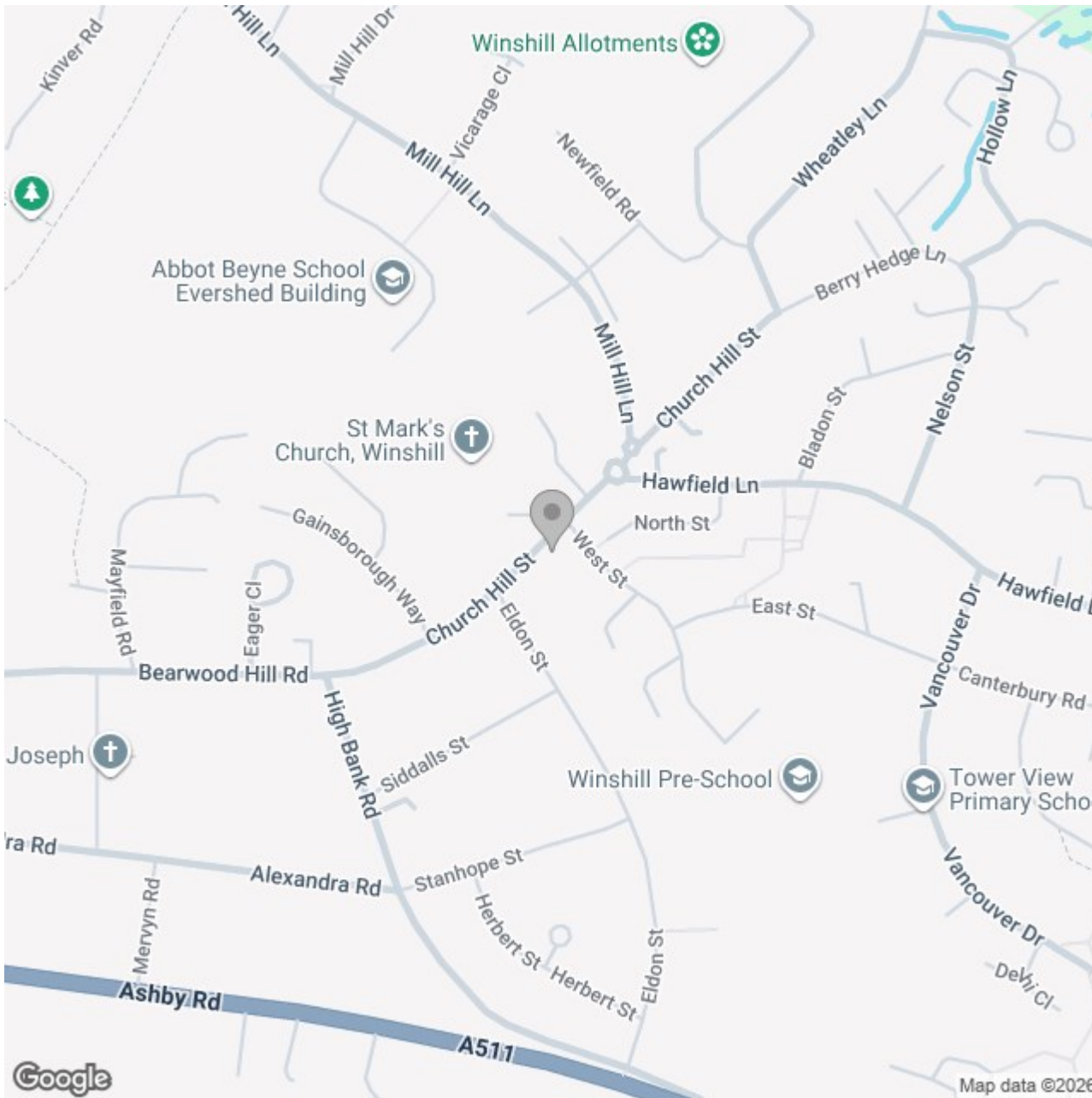
Floor 1



(1) Excluding balconies and terraces

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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	