

ONLINE AUCTION

- > DATE 17TH OCTOBER 2024 AT 2:30PM
- > DETACHED EXTENDED LOCAL AUTHORITY COTTAGE
- > ATTRACTIVE RURAL SETTING
- > ADDITIONAL SITE OPPOSITE INCLUDED – 0.098 ACRES
- > FLOOR AREA – 50 SQ M (538 SQ FT)
- > GUIDE PRICE - £105,000

FOR SALE

1 INVERVAR COTTAGES, GLEN LYON, ABERFELDY, PH15 2NJ

CONTACT: Jonathan Reid – j.reid@shepherd.co.uk T: (01382) 878005

LOCATION

The subjects are situated within a small residential locality in the rural hamlet of Invervar which lies in the heart of Glen Lyon. Limited amenities are available within Glen Lyon with more comprehensive facilities situated within the town of Aberfeldy lying approximately 13 miles distant.

DESCRIPTION

The property comprises a detached extended single storey cottage. The original cottage dates from approximately 1900 and appears to have been subsequently extended.

The main walls of the original cottage are of solid stone, roughcast externally and walls of the side extension appear to be of cavity brick, roughcast externally.

The roof over is pitched and overlaid in slate.

Flooring is a mix of solid concrete and suspended timber.

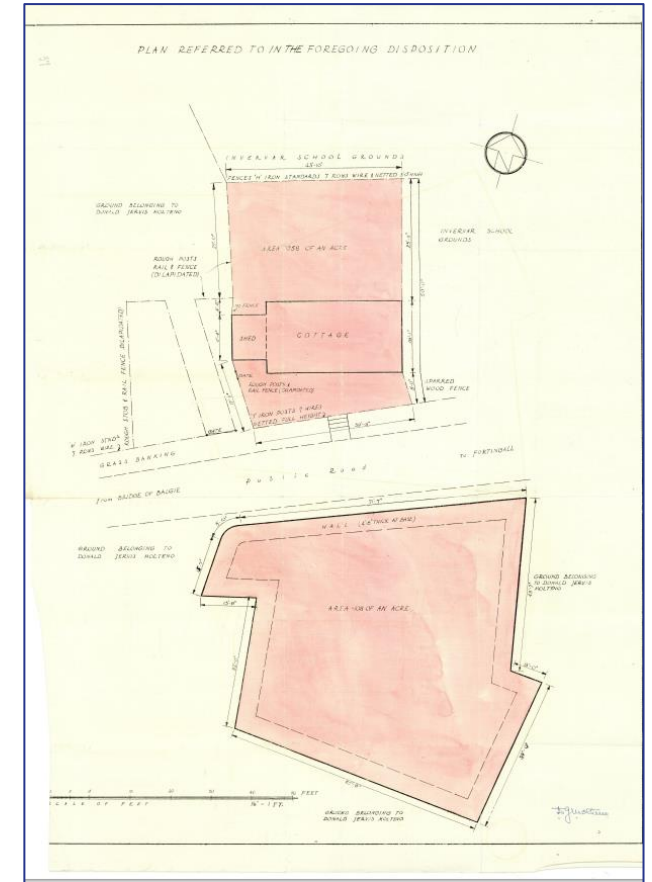
There is garden ground to the front, side and rear and there is a paved access pathway.

There is an area of ground across the road to the south of the property as shown on the title plan (opposite).

ACCOMMODATION

The areas below have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

	SQ M	SQ FT
Ground Floor		
Entrance Hallway, Living Room, Kitchen, 2 Bedrooms and Bathroom with WC	50	538
TOTAL	50	538





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www.shepherd.co.uk/commercial-auctions

AUCTION DATE

The auction will be held on Thursday 17th October 2024 at 2:30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

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

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

GUIDE PRICE

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

The buyer's fee is 1.5% plus VAT subject to a minimum of £1,500 plus VAT.

LEGAL PACK

The legal packs are available to view online

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

CONTACT DETAILS

Local Office Contact

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Dundee Commercial

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

Shepherd Chartered Surveyors 13 Albert Square, Dundee, DD1 1XA
Jonathan Reid – j.reid@shepherd.co.uk T: (01382) 878005

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