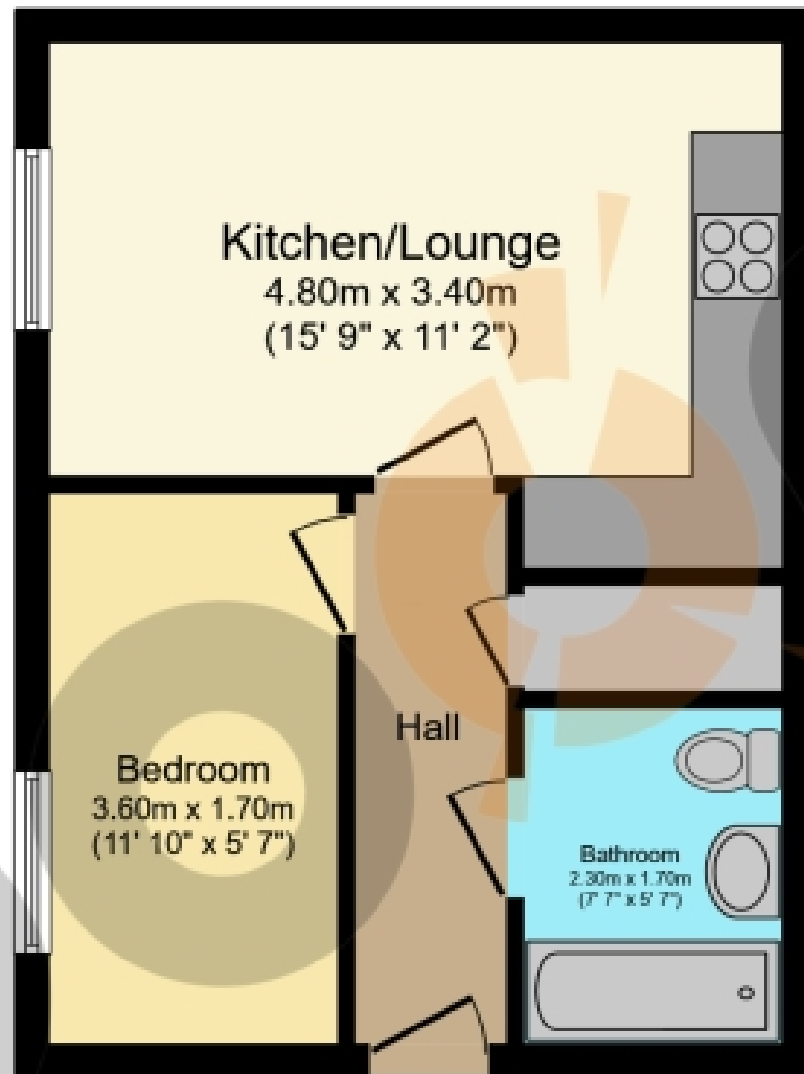




31 (Ground Floor) King Street, Newmilns, Ayrshire

Guide Price £15,000





Floor Plan

Floor area 31.4 m² (338 sq.ft.)

TOTAL: 31.4 m² (338 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. ONE BED LOWER FLAT. WALK ROUND VIDEO ONLINE - NO INTERNAL VIEWINGS AVAILABLE. NO ONWARD CHAIN

We welcome to the market this one-bedroom flat on King Street, Newmilns. Due to the current internal condition of the property, we will be unable to accompany internal viewings, however, there is a video 'walk round' online. We would also advise interested parties to thoroughly read through the online particulars or do a drive-by viewing to evaluate the external condition and location.

Internally, the property briefly comprises of a kitchen / living room, one bedroom and bathroom.

Auctioneers Additional Comments

The Property Boom are working in Partnership with Pattinson Auction on this online auction sale and we refer to them below as 'The Auctioneer'. Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. Bids can be made via The Auctioneers or the Marketing Agents website.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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