GUIDE PRICE NOW REDUCED - £95,000

(HOME REPORT VALUE £130,000)



FOR SALE BY ONLINE AUCTION

AUCTION DATE:
3RD DECEMBER 2026
(2.30PM)

PRIME BUY TO LET OPPORTUNITY

HOME REPORT AVAILABLE

GIA: 62 SQ.M. (667 SQ. FT.)

GUIDE PRICE REDUCED : £95,000

VIDEO TOUR WHAT 3 WORDS

GLADSTONE COTTAGE, STATION ROAD, LEVEN KY8 4QU

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SHEPHERD
PROPERTY AUCTIONS

Location

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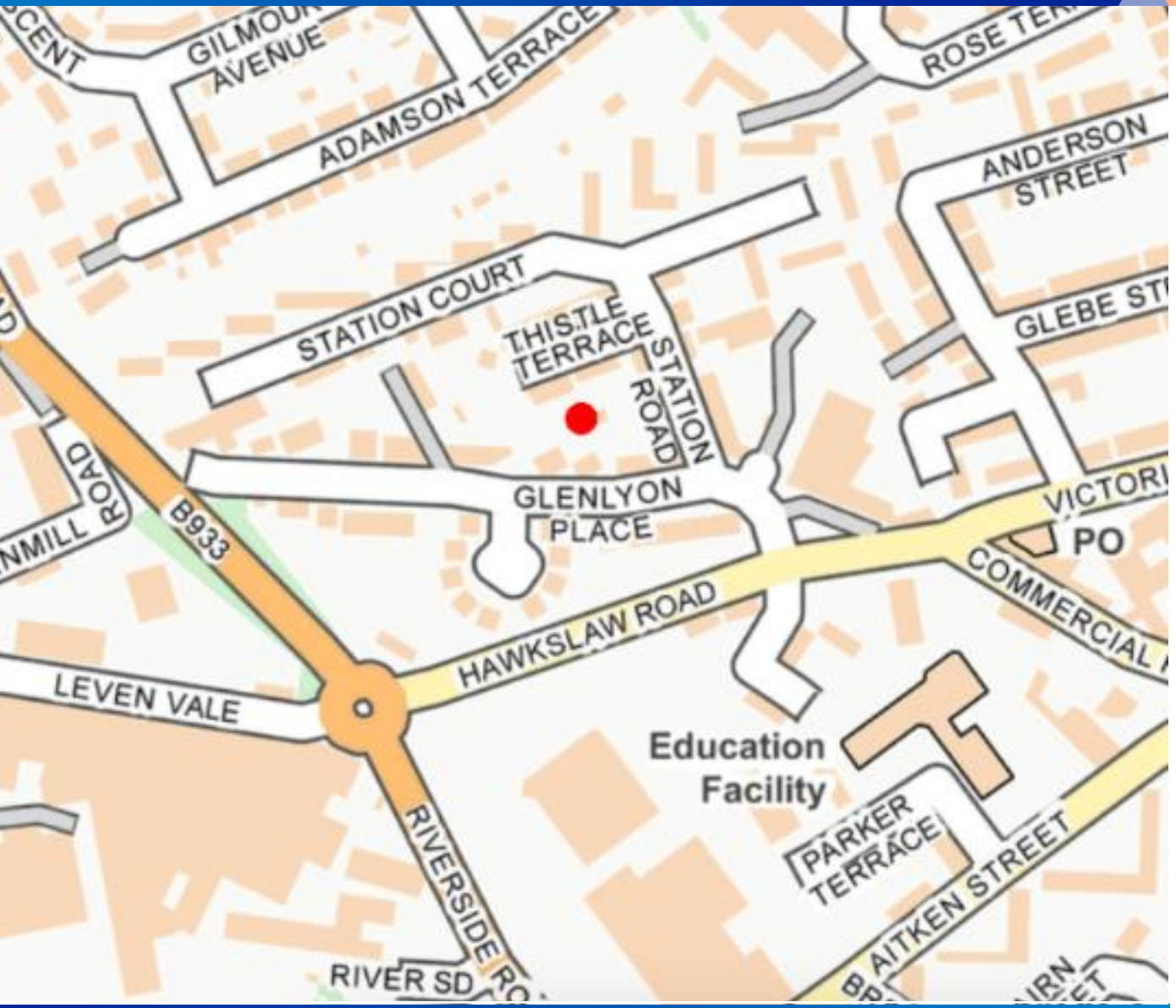

FIND ON GOOGLE MAPS

Location

Leven is a coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons.

There are good road links to the area with the A92 link road approximately 12 km (7.5 miles) from the subject property. This link provides dual carriageway access to the Scottish motorway network.

There is also a regular bus service to the area and surrounding centres of employment.

The town of Leven has also benefited from the recent opening of a railway station and link and as such provides good transport, shopping and educational facilities.

The subjects are located within a mixed residential and commercial area and are set on a back land site with pedestrian access only. A range of local amenities is available in the general area, including the nearby town centre.

Floor Plan

GLADSTONE COTTAGE, STATION ROAD,
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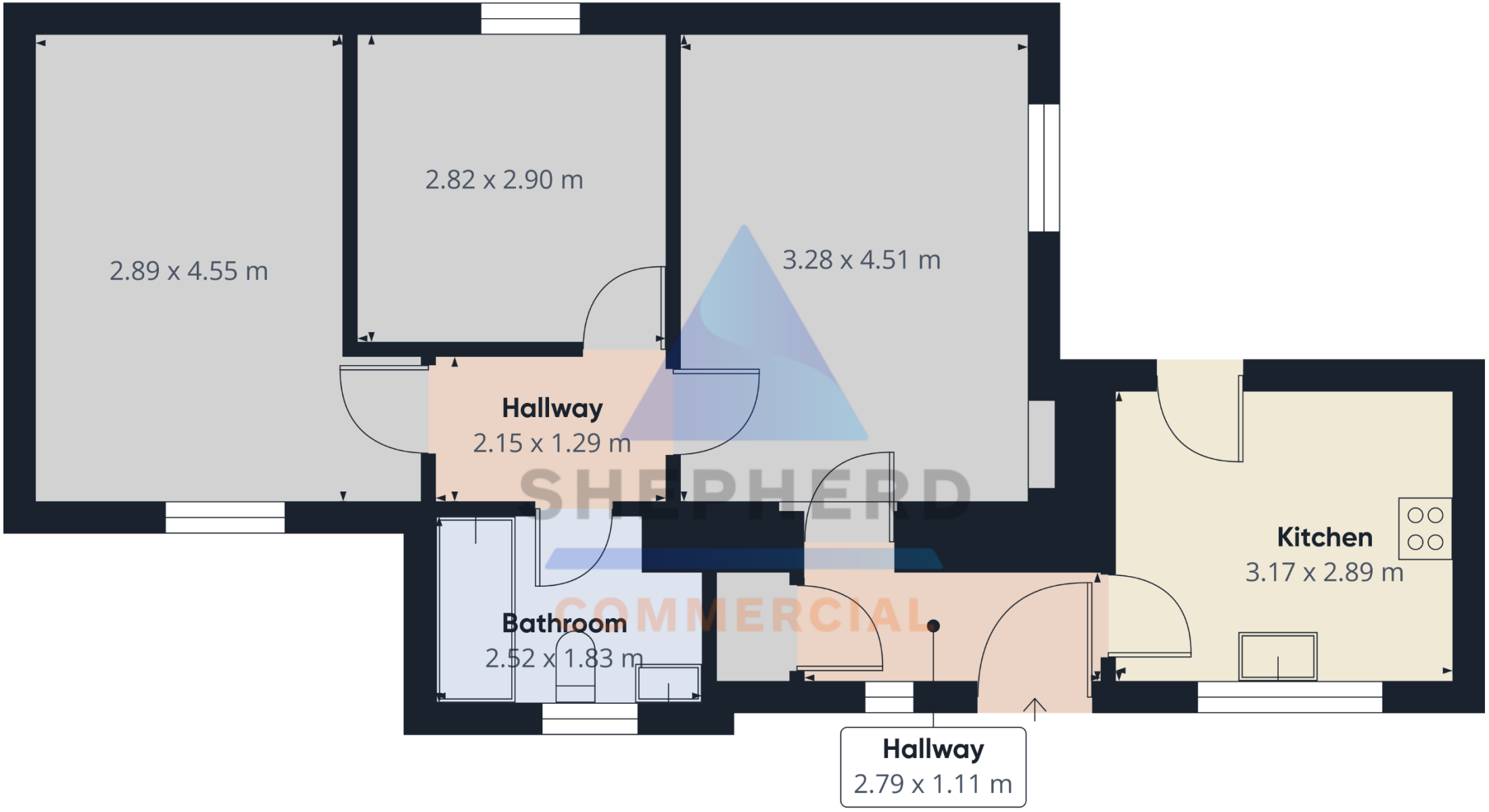

Description

GLADSTONE COTTAGE, STATION ROAD,
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Description

A well-presented two-bedroom ground floor extended bungalow with garden grounds, situated on a backland site surrounded by various residential properties offering bright, spacious accommodation throughout, making it an excellent opportunity for investors, landlords or owner-occupiers.

Additional benefits include gas central heating, double glazing, modern internal doors, neutral décor and private front and rear access. The property also enjoys a private garden area and good storage.

Presented in walk-in condition with neutral finishes throughout, the property is ready for immediate occupation or letting and offers strong rental potential.

Situated within an established residential area, the property is conveniently located for local amenities, schools, public transport links and road networks, providing easy access to nearby town centres and commuting routes.

Accommodation

	m^2	ft^2
Ground floor: Entrance Hallway, Kitchen, Lounge, Inner Hallway, Bathroom and Two Bedrooms.	62	667
TOTAL	62	667

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

GLADSTONE COTTAGE, STATION ROAD,
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Auction Date

The auction will be held on 3rd December at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure 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

The property has a guide price of £95,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

There are no buyers fee with the purchase of this property.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of D (58)

A copy of the EPC is available within the legal pack.

Home Report

A copy of the home report is included within the legal pack.

Legal Pack

The legal pack is available to view online.

Get in Touch

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

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01382 878005

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

SHEPHERD
PROPERTY AUCTIONS

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. OCTOBER 2026