

ADDENDUM

Auction: 20 August 2026

The Shepherd Commercial Auction will be conducted behind closed doors and broadcast live online with remote bidding only.

Addendum as of 19 August 2026



Lot	Address	Amendment
2	Land at Balmacara, Kyle IV40 9DP	Buyers are to note that the sale is subject to a Clawback Agreement which is included in the legal pack
3	18 Mill Wynd, Ayr KA7 1TS	Please refer to the title plan within the auction legal pack to show the extent of the site being offered for sale.
9A	20 Lindsay Way, Livingston EH54 8LG	Withdrawn
9B	84 Ivanhoe Rise, Livingston, Dedridge EH54 6JA	EPC Rating C. The buyers fee is 1.2% inc VAT (1% plus VAT) subject to a minimum of £1,860 inc VAT (£1,550 plus VAT).
9C	82 Ivanhoe Rise, Livingston EH54 6JA	EPC Rating C
9D	77 Kenmore Avenue, Livingston, Deans EH54 8NF	Withdrawn

This document contains any alterations and additions we have been made aware of in relation to the lots for sale and any special conditions of sale by auction.

All lots are offered subject to the amendments in this document and will form part of the contract. It is the bidder's responsibility to read, understand and take independent advice on the legal documentation relating to extra fees and costs payable by the buyer in addition to the sale price.

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Lot	Address	Amendment
9E	115 Raeburn Rigg, Livingston EH54 8PH	Withdrawn
9F	15 Newton Village, Dalkeith EH22 1SN	EPC Rating: C The buyers fee is 1.2% inc VAT (1% plus VAT) subject to a minimum of £1,860 inc VAT (£1,550 plus VAT).
9H	3F3, 3 Peffer Street, Edinburgh EH16 4BA	Postponed
9I	3F4, 3 Peffer Street, Edinburgh EH16 4BA	Postponed
9J	2F4, 3 Peffer Street, Edinburgh, Craigmillar EH16 4BA	Postponed
9K	3F1, 3 Peffer Street, Edinburgh, Craigmillar EH16 4BA	Postponed

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Lot	Address	Amendment
9L	2F2, 10 Downfield Place, Edinburgh, Dalry EH11 2EN	Postponed
9M	28 Deans South, Livingston, Deans EH54 8DP	Withdrawn
10	119 Bon Accord Street, Aberdeen, Aberdeenshire AB11 6EH	Guide Price: £50,000+
12	77 Dalblair Road, Ayr, South Ayrshire KA7 1UQ	The EPC outlined in the catalogue has now expired.
13	Vale of Leven Baptist Church, Bridge Street, Alexandria G83 OTA	EPC rating B
16	42 Scott Street, Perth, Perth and Kinross PH1 5EH	Guide Price: £62,000+ EPC Rating: A

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Lot	Address	Amendment
20	14-14A Main Street, Newton Stewart, Port William DG8 9SD	EPC Rating: D
27	7 Atholl Crescent, Perth, Perth and Kinross PH1 5NG	EPC Rating: B
33	Unit 3, 2 Stoneygate Road, Newmilns, KA16 9A, and 75 Brown Street, Newmilns, KA16 9AD	Sold Prior
34	Achnasavil Wood, Carradale PA28 6QJ	Prospective buyers are referred to the Clawback Agreement in the legal pack
35	Dippen Wood, Campbeltown, Carradale PA28 6QT	Prospective buyers are referred to the Clawback Agreement in the legal pack
36	Plot north of the Old Mill, Sauchieburn, Stirling FK7 9QB	Guide Price: £50,000+

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