



“MIDLAND” - An exceptionally rare opportunity to acquire a Striking Character Home, this substantial Traditional Detached Sandstone Villa has been a fabulous home in its past life however it is now in need of extensive modernisation – noting that it is Strictly Offered For Sale on a “Sold as Seen” basis only (No Warranties or Guarantees are given, noting this also applies to the Services/Utilities).

Nonetheless, Midland remains an impressive home with its substantial 9 Main Apartments welcoming the demanding family buyer or those requiring extended accommodation in which to comfortably live or entertain.



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Nonetheless, Midland remains an impressive home with its substantial 9 Main Apartments welcoming the demanding family buyer or those requiring extended accommodation in which to comfortably live or entertain.

It is centrally positioned amidst larger private gardens, noting that these again will require attention. Importantly a private driveway nestles to the rear, accessed past the rear of other properties, from Kirk Street near to its Main Street junction.

Both externally & internally the property is of immense appeal, even although there will be substantial expense required for the modernisation. Many character/period features remain however as stated earlier, the property is offered for sale & sold "Strictly as Seen".

The fabulous accommodation which is well proportioned throughout offers great flexibility, comprising, reception hall, lounge, dining & family room (all on the ground floor) together with kitchen, understair wc plus utility, store etc.

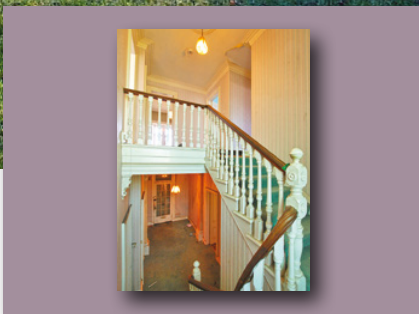
On the upper level 5 bedrooms together with the bathroom whilst a 6th bedroom is off the half-level to the rear.

Midland's potential is obvious and each viewer/buyer will have their own ideas and budget/expenditure to consider. Regardless, it is currently an impressive property and offers an exciting challenge to bring it into the 21st century.

To View, please telephone BLACK HAY Estate Agents only on 01292 283606 – outwith normal Office Hours our Call Centre is available 7 Days a week on 0131 513 9477. Viewing will be Daytime Only for safety and viewers enter/view the property solely at their own risk. Likewise anyone tempted to view the gardens of the property during or outwith a formal viewing does so at their own risk. (The Police have been notified and may attend the property if any unauthorised persons are observed within the gardens/grounds of the property).

The Home Report is available from our website - blackhay.co.uk A Closing Date will be set in due course. Any interested parties should contact their Solicitor to lodge a Formal Note of Interest and their Solicitor will be advised when a Closing Date has been set. Any further enquiries, please contact our Estate Agency Director/Valuer Graeme Lumsden (who is handling this particular property sale) on 01292 283606.





TO ARRANGE A VIEWING - Telephone BLACK HAY 01292 283606

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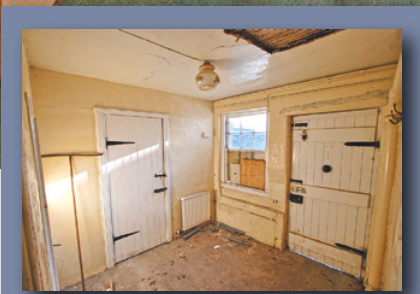
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ROOM DIMENSIONS

FLOORPLAN

MAP

RECEPTION HALL
19' 2" x 7' 6"
(sizes of main area only)

LOUNGE
20' 9" x 14' 8"

DINING ROOM
19' 3" x 12' 7"
(former size into recess)

FAMILY ROOM
13' 7" x 11' 10"

KITCHEN
12' 8" x 10' 10"

DOWNSTAIRS WC
7' 6" x 3' 1"

UPPER HALL
8' 7" x 7' 6"
(sizes excl staircase)

BEDROOM 1
20' 10" x 14' 9"

BEDROOM 2
14' 9" x 12' 8"

BEDROOM 3
13' 7" x 11' 11"

BEDROOM 4
12' 9" x 9' 2"

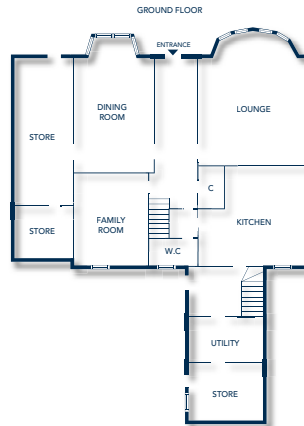
BEDROOM 5
10' 1" x 7' 6"

HALF LEVEL LANDING ROOM/BED 6
15' 2" x 11' 7"
(sizes to L-shape)

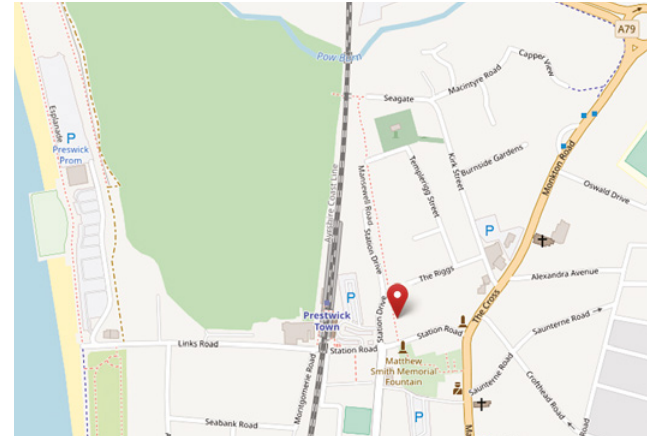
BATHROOM
8' 9" x 4' 11"

STORE
16' 4" x 7' 4"

UTILITY
6' 9" x 11' 9"



Floorplans are indicative only - not to scale.
Produced by Pink Plans Ltd



VIEWING - To arrange a Private Viewing Appointment please telephone BLACK HAY Estate Agents on 01292 283606.

HOME REPORT - The Home Report is available from BLACK HAY Estate Agents own website - blackhay.co.uk [simply search for this particular property then scroll down the page for the Home Report Tab, click on and the PDF/Electronic Version Home Report will open].

INTEREST/OFFERS - If you are interested in this particular property and considering making an offer please contact BLACK HAY Estate Agents on 01292 283606 and we can advise you further.

DISCLAIMER Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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HOW CAN WE HELP YOU?

BLACK HAY

SOLICITORS ESTATE AGENTS FINANCIAL PLANNING



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