ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming Rannoch House, Bridge of Gaur, Loch Rannoch, Pitlochry, Perth and Kinross, PH17 2QF being the whole subjects registered in the Land Register of Scotland under Title NumberPTH18358 (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by [redacted] (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh, EH2 4AN

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or at such other time or place as the exposure may be adjourned to or unless previously sold privately and that on the following conditions as may be appointed in any Minute to be annexed hereto:-

1.It is expressly declared and accepted by any person bidding at the said public roup that the said General Conditions of Sale which are specified in the Auctioneers Catalogue and any document referred to therein shall apply, to the sale of the Lot only in so far as not inconsistent with the terms of these Articles of Roup and the Minute of Preference and Enactment and any further minute to follow hereon and in the event of any such inconsistency, the terms of these Articles of Roup and Minute of Preference and Enactment and any further minute to follow hereon shall prevail and such parts of the General Conditions of Sale and any documents referred to therein which are so inconsistent shall not apply.

2. The date of entry shall be

_____.

or such other date as may be agreed between the Seller and the Purchaser when the balance of the purchase price shall be paid notwithstanding that a Disposition or Assignation is not available for delivery to the Purchaser in exchange for the purchase price. By accepting payment the Seller will come under obligation to execute and deliver to the Purchaser a valid Disposition or Assignation in their favour containing all usual and necessary clauses including warrandice from the Seller's facts and deeds only.

3. On or prior to the Date of Entry, in addition to the Price, the Purchaser will also have an obligation to pay the sum of £1000 + VAT as a contribution towards the Seller's selling costs. No breakdown of these costs and fees shall be exhibited to the Purchaser or his/her/their agents. These additional costs shall be subject to the same conditions as payment of the Price as per the auction conditions.

4. The Seller's Solicitors are Freelands Solicitors Motherwell, ML1 1BW

5. The Auctioneers are **Braveheart Auction Ltd**.

Solicitors
Firm's Signature

Adhibited by
James Anderson Cowan MacDonald

Witness

Full Name
Courtney Lafferty

Address
36 Muir Street, Motherwell, ML1 1BW