

Home Report



20 Simpson Crescent, Rothienorman
Inverurie, AB51 8ZD

20 Simpson Crescent,
Rothienorman, Inverurie, AB51 8ZD

Price Over
£99,000

 1  1  1   48m² EPC **E** Council tax band **A**



Contact solicitor



Peterkins
(Property Sales) 60 Market Place
Inverurie
AB51 3XN

01467-672800

invprop@peterkins.com

<http://www.peterkins.com>



Features  Garden  On street parking

Description

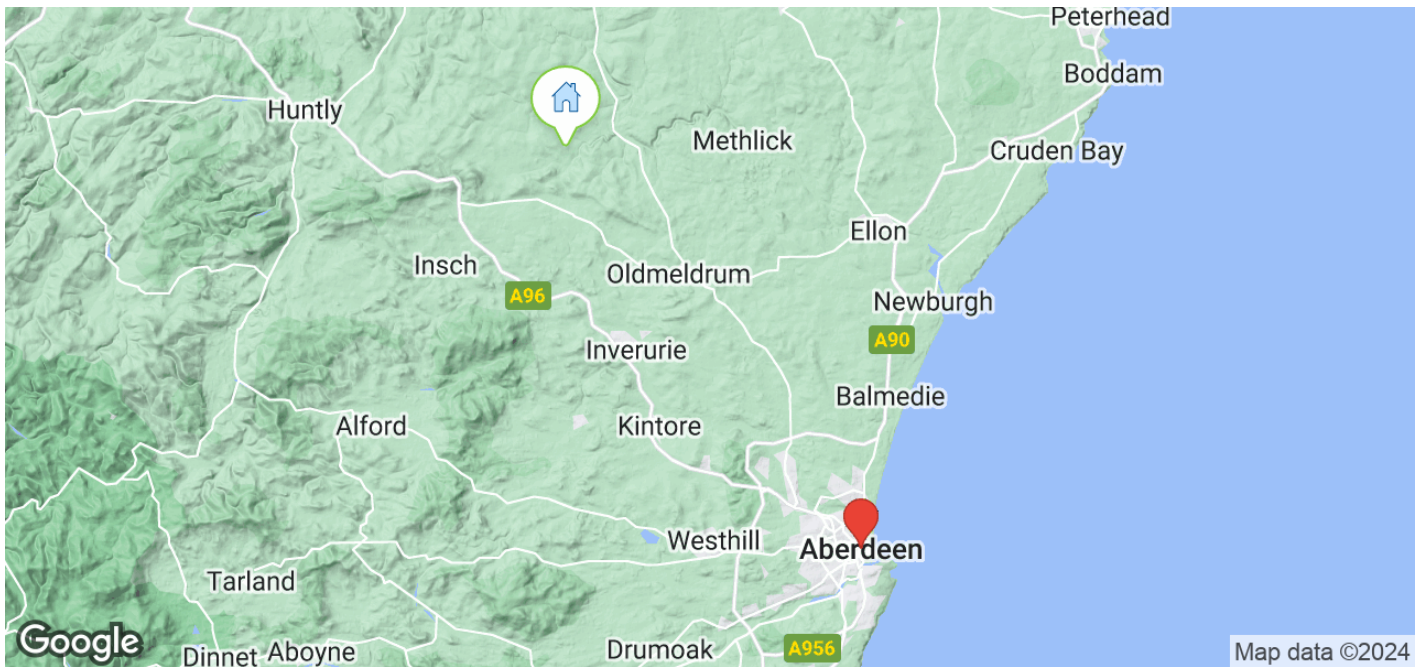
We are pleased to offer for sale this **one bedroom semi-detached bungalow** set in a lovely quiet village location, which is within easy walking distance of the local shops and amenities. The property has well-proportioned living and bedroom accommodation throughout, comprising of an entrance hallway, shower room, kitchen, rear vestibule, lounge and double bedroom. The property benefits from a great amount of built in storage throughout, electric central heating and is fully double glazed. There is both front and rear gardens along with ample parking.

Early viewing is highly recommended to see all this property has to offer.

Location Situated in the village of Rothienorman, and easily commutable to Inverurie, Aberdeen, Dyce and Westhill. A village primary school is located in the village. Secondary schooling is at Oldmeldrum and again transport is provided. Nearby Inverurie (which is only 9 miles away) offers a wide range of facilities including many shops, hotels, health centre, swimming pool, sports' centre, library and golf course. It is situated around 16 miles from Aberdeen and is well served by road and rail links.

Directions

From Inverurie travel on the (B9001) Rothienorman road. On entering the village turn right at the crossroads onto Main Street and at the roundabout take a left and then the first right into Simpson Crescent. The property is located on the left hand side clearly identified by a Peterkins For Sale Sign.



Accommodation comprises

Entrance Hall: Entered at the front of the property through a UPVC door into the main hallway. Low level cupboard housing the fuse box and meter. Ceiling light fitment; smoke alarm and wood effect flooring with mat well.

Shower room: Fitted with a white suite comprising of toilet, wash hand basin with splashback tiling and separate aqua paneled shower enclosure with electric shower head, hand rails and foldable seat. Wall mounted mirrored storage unit. Ceiling light fitment; extractor fan and opaque window with curtains.

Kitchen: 3.58m x 2.31m (11'9" at widest x 7'7") approx. Fitted with a range of base and wall units, coordinating worktops and splashback tiling. Stainless steel single bowl sink with drainer and mixer tap. Large window with curtains overlooking the rear. Large built in airing cupboard housing the hot water tank, with ceiling light fitment, fitted shelving and coat hooks. Access hatch into loft space. Ceiling light fitment; smoke alarm; extractor fan and carpet. Door into the rear vestibule with back door leading out to the rear garden. Ceiling light fitment and wood effect flooring with mat well.

Lounge: 4.34m x 3.37m (14'3" x 11'1") approx. Spacious, bright lounge located to the front of the property, large picture window with curtains fills the room with natural light. Ceiling light fitment; television and telephone points; carpet. Door into bedroom.

Bedroom: 3.73m x 3.04m (12'3" x 10') approx. Off the lounge, a generous bedroom with ample space for a double bed along with a range of freestanding furniture. Benefitting from a wall of built in wardrobes fitted with shelving and hanging rails. Window with curtains. Ceiling light fitment; smoke alarm and carpet.

(Outside)

Parking provided at the front of the property with the garden mainly laid to lawn and paved path leading to the front door. Bedding area with established plants.

Path continues along the side of the property to the good sized rear garden, which is also mainly laid to lawn. Shared rotary clothes dryer. Steps with hand rail to rear door.

Floorplan

20 Simpson Crescent



Photo gallery



View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/421517/20-Simpson-Crescent/Inverurie/>

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ASPC Home Report Property Questionnaire

This Home Report Property Questionnaire as been modified to include space for explanatory notes or comments after each question. Providing these comments is entirely optional, but you may use them to give any details that will help the reader understand your answers.

If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, you must tell your solicitor immediately.

Address of Property: 20 SIMPSON CRESCENT
ROTHIENBORNAW
LIVERMURIE
PB51 8ZD.

Seller(s) EXECUTORS OF LATE ELSIE BUDCAW
MARGARET WALLACE Complete?

Comments:

Date of Completion of Questionnaire Complete?

1. Length of Ownership Complete?

How long have you owned this property? MARCH 2001 - 13 YEARS.

Comments:

2. Council Tax Complete?

Which Council Tax band is your property in?

A B C D E F G H

Comments:

3. Parking

Complete?

What are the arrangements for parking outside your property? (Please indicate all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Garage | <input checked="" type="checkbox"/> On Street |
| <input type="checkbox"/> Allocated Parking Space | <input type="checkbox"/> Resident Permit |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Metered parking |
| <input type="checkbox"/> Shared Parking | |
| <input type="checkbox"/> Other | |

What kind of parking is there?

Comments:

4. Conservation Area

Complete?

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance)?

- Yes No Don't Know

Comments:

5. Listed Buildings

Complete?

Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?

- Yes No Don't Know

Comments:

6. Alterations / Additions / Extensions

Complete?

a. Structural Alterations

During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet or bedroom)?

Yes

No

If you have answered “yes”

i. Please describe the changes you have made

ii. Planning Permission

Did you obtain Planning Permission, Building Warrant, Completion Certificate and other Consents for this work?

Yes

No

The relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

Do you have all of these documents yourself?

Yes

No

Please note who has these documents so your solicitor can arrange to obtain them.

Comments:

b. Replacement Windows and Doors

Have you had replacement windows, doors, patio doors or double glazing units installed in your property?

Yes No

If you have answered "yes"

i. Shape or type alterations

Were the replacements the same shape and type as the ones you replaced?

Yes No

ii. Opening alterations

Did this work involve any changes to the window or door openings?

Yes No

iii. Please describe the changes made to the windows, doors or patio doors (with approximate dates when the work was completed):

REPLACED FRONT AND REAR DOOR

List guarantees

Please give any guarantees which you received for this work to your solicitor

Comments:

7. Central Heating

Complete?

Is there central heating for all or part of the property?

Yes No

If you have answered "yes":

Is it full or partial?

Full Partial

(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom)

What kind of central heating is it?

For example, gas fired, electric storage

ELECTRIC STORAGE

When was it installed?

Date or unknown

unknown

Do you have a maintenance contract for the central heating?

Yes No

If you have answered "yes":

Details of the company with which you have a maintenance contract.

When was the maintenance agreement last renewed

Comments:

8. Energy Performance Certificate

Complete?

Does your property have an Energy Performance Certificate which is less than 10 years old?

Yes No Don't Know

Comments:

9. Issues that may have affected your property

Complete?

a. Structural Damage

Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

Yes No

If you have answered "yes"

Is the damage the subject of any outstanding insurance claim?

Yes No

Comments:

b. Asbestos

Are you aware of the existence of asbestos in your property?

Yes No

If you have answered "yes"

Please give details

10. Services

Complete?

a. Select those connected

Please tick which services are connected to your property and give details of the supplier.

<input type="checkbox"/> Gas/Liquid Petroleum Gas	Supplier	<div style="border: 1px solid black; height: 15px;"></div>
<input checked="" type="checkbox"/> Electricity	Supplier	<div style="border: 1px solid black; height: 15px;"></div>
<input checked="" type="checkbox"/> Water mains/ private water	Supplier	<div style="border: 1px solid black; height: 15px;"></div>
<input checked="" type="checkbox"/> Mains Drainage	Supplier	<div style="border: 1px solid black; height: 15px;"></div>
<input type="checkbox"/> Telephone	Supplier	<div style="border: 1px solid black; height: 15px;"></div>
<input type="checkbox"/> Cable TV/Satellite	Supplier	<div style="border: 1px solid black; height: 15px;"></div>
<input type="checkbox"/> Broadband	Supplier	<div style="border: 1px solid black; height: 15px;"></div>

Comments:

b. Septic Tank / Soakaway

Is there a septic tank system at your property?

- Yes No

If you have answered "yes"

i. Consents

Do you have appropriate consents for the discharge from your septic tank?

- Yes No Don't Know

ii. Maintenance

Do you have have a maintenance contract for your septic tank?

- Yes No

If you have answered "yes", please give details of the company holding the contract

Comments:

11. Responsibilities for Shared or Common Areas

Complete?

a. Joint Responsibilities

Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary or garden area?

- Yes No Don't Know

If "Yes", please give details

b. Common Areas

Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common area?

- Yes No Not Applicable

If "yes", please give details

c. Major repairs to roof

Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

Yes No

Optional Comment

REPLACEMENT ROOF

d. Rights of access to neighbouring property

Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?

Yes No

If "Yes", please give details

e. Maintenance access rights of neighbours

As far as you are aware do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?

Yes No

If "Yes", please give details

f. Rights of way

As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately owned.)

Yes No

If "Yes", please give details

Comments:

12.Charges associated with your property

Complete?

a. Is there a factor or property manager for your property?

Yes

No

Please provide the name and address and give details of any deposit held and approximate charges:

b. Is there a common buildings insurance policy?

Yes

No

Don't Know

If you have answered "yes"

i. Consents

Is the cost of the insurance included in your monthly/annual factor's charges?

Yes

No

Don't Know

c. Other Charges

Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association or maintenance or stair fund.

13.Specialist Works

Complete?

a. Treatment

As far as you are aware, has treatment or preventative work of dry rot, wet rot, damp, or any other specialist work ever been carried out to your property?

Yes

No

If "Yes", please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

b. Preventative work

As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

Yes

No

If "Yes", please give details

c. Guarantees

If you answered "Yes" to "a" or "b", do you have any guarantees relating to this work?

Yes

No

If you have answered "Yes":

These guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you not have them yourself, please write below who has these documents and your solicitor will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.

Do you have all of these documents yourself?

Yes

No

Please say here which guarantee documents you don't have, and who has them, so your solicitor can arrange for them to be obtained. You will also need to provide a description of the work carried out - this may be shown in the original estimate.

Comments:

14. Guarantees

Complete?

a. Are there any guarantees or warranties for any of the following?

	Please give details of the work or installations involved	
Electrical Work		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Roofing		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Central Heating		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
NHBC (National House-Building Council)		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Damp Course		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Anything similar (e.g. cavity wall insulation, underpinning, indemnity policy)		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost

b. Are there any outstanding claims under any of the guarantees listed above.

Yes

No

Please give details

15. Boundaries

Complete?

So far as you are aware, has any boundary of your property been moved in the last 10 years?

Yes

No

Comments:

16. Notices that affect your property

Complete?

In the last 3 years have you received a notice:

a. Advising that the owner of a neighbouring property has made a planning application?

Yes

No

b. That requires you to do any maintenance, repairs or improvements to your property?

Yes

No

c. That affects your property in some other way?

Yes

No

If you answer yes to any of a-c above, please give the notices, if you have them, to your solicitor, including any notices which arrive at any time before the date of entry of the purchaser of your property.

Comments:

Declaration

Declaration by the seller(s) or other authorised body or person(s)

I /We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s)

Date:

Single Survey

survey report on:

Property address	20 SIMPSON CRESCENT, ROTHIENORMAN, INVERURIE, AB51 8ZD
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Customer	EXECUTORS OF THE LATE MRS ELSIE DUNCAN
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Customer address	C/O PETERKINS, 60 MARKET PLACE, INVERURIE, AB51 3XN
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Prepared by	DM Hall LLP
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Date of inspection	3rd January 2024
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PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

¹ Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

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The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

² Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

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they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;

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- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

- 1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.
- 2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
- 3 Category 1: No immediate action or repair is needed.

WARNING: If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

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the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

Description	The subjects comprise a SEMI-DETACHED BUNGALOW.
Accommodation	GROUND FLOOR : ENTRANCE HALL, LIVING ROOM, BEDROOM, KITCHEN, SHOWER ROOM, REAR VESTIBULE.
Gross internal floor area (m²)	48 sq. m, approximately.
Neighbourhood and location	The subject property is located within an established local housing authority built area within the commuter village of Rothienorman. Locally, there are a reasonable range of services available within the village, however a wider range can be found within the nearby town of Inverurie. The city of Aberdeen is also within convenient commuting distance.
Age	The property was originally constructed around 1970.
Weather	Raining at the time of inspection.
Chimney stacks	There are no chimney stacks.
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof is pitched and tiled. The ridge is tiled. Access was gained</p>

Single Survey

Roofing including roof space	<p>to the roof space via a ceiling hatch within the kitchen cupboard. Where visible, the roof is of traditional pitched timber frame construction with sterling board sarking and insulation overlaid between ceiling joists. It has been advised that the roof was replaced in recent years.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater goods are formed in PVC sections.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls appear to be of traditional cavity brickwork construction, rendered externally with some facing brick features. Holes indicative of cavity wall insulation were noted at the time of inspection.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are of a UPVC casement type, double glazed.</p> <p>The front and rear entrance doors are of a PVC framed design with double glazed inserts.</p>
External decorations	<p>Visually inspected.</p> <p>External decorations are mainly of a low maintenance PVC finish.</p>
Conservatories / porches	<p>There are no conservatories or porches.</p>
Communal areas	<p>There are no communal areas.</p>
Garages and permanent outbuildings	<p>There are no garages or permanent outbuildings.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>There is garden ground to the front and rear. The full extent of the feu can be determined by reference to the Title Deeds.</p>

Single Survey

Ceilings	<p>Visually inspected from floor level.</p> <p>The ceilings are of suspended plasterboard lined design.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The internal walls are mainly of plasterboard lined design with some sections being plastered on the hard.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The flooring is of suspended timber construction throughout, overlaid with fitted floor coverings.</p> <p>Access was gained to the sub floor via a matwell hatch adjacent to the front and rear entrance doors. Where visible, the solum is unsealed.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The interior doors are of a timber design.</p> <p>The internal joinery is of a timber finish.</p> <p>The kitchen consists of a range of floor and wall mounted units with a stainless steel sink unit and drainer fitted.</p> <p>There is an adequate range of built in storage within the subject property.</p>
Chimney breasts and fireplaces	<p>There are no chimney breasts or open fireplaces.</p>
Internal decorations	<p>Visually inspected.</p> <p>The internal decorations are mainly of a paint and papered finish with the exception of the kitchen area which has wallpaper tiled effect features and the shower room which has aqua panelling features.</p>

Single Survey

Cellars	There are no cellars.
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>The property is connected to the mains electricity supply with the consumer unit and electricity meter being located within a cupboard in the entrance hall. Where visible, the wiring is of PVC coated cabling with 13amp sockets.</p>
Gas	There is no gas connection.
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is connected to the mains water supply.</p> <p>Internal plumbing, where visible, is of PVC waste pipes with copper supply pipes.</p> <p>The shower room consists of a mixer shower compartment, wc and wash hand basin.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Heating is provided by a range of electric storage heaters and panel radiators fitted throughout the accommodation. Hot water is provided by the insulated hot water cylinder located within the kitchen cupboard. An immersion heater is fitted.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>The property is connected to the mains drainage system.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke detection is installed. Smoke detection system has been upgraded to the latest interlinked system.</p> <p>Legislation by the Scottish Government, came into effect on 1st February 2022, requiring residential properties to have a system of inter-linked smoke alarms, carbon monoxide detectors and heat</p>

Fire, smoke and burglar alarms	detectors. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.
Any additional limits to inspection	<p>At the time of inspection, the property was occupied, unfurnished and floored throughout. This consequently restricted the internal inspection.</p> <p>Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.</p> <p>A limited inverted head and shoulders inspection was possible to the sub floor.</p> <p>A limited head and shoulders inspection was possible to the roof space.</p> <p>Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.</p> <p>In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved</p> <p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric.</p> <p>The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.</p> <p>Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.</p>

Sectional Diagram showing elements of a typical house



Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.

Single Survey

2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.



Structural movement

Repair category	1
Notes	No obvious evidence of significant movement noted within the limitations of my inspection.



Dampness, rot and infestation

Repair category	2
Notes	Localised high moisture meter readings were noted to section of timbers within the sub floor adjacent to the rear entrance door. A firm of timber and damp specialists could be asked to advise further. Evidence of woodworm infestation was noted to the timbers within the roof space. These may have been treated at some point in the past. If no documentation can be sourced a firm of timber and damp specialists using guaranteed repair methods could be asked to advise further.



Chimney stacks

Repair category	-
Notes	There are no chimney stacks.



Roofing including roof space

Repair category	1
Notes	It has been advised that the roof has been retiled in recent years. No significant defects evident.



Rainwater fittings

Repair category	1
Notes	The rainwater goods appear functional, however, can only be adequately tested during periods of heavy rainfall.



Main walls

Repair category	2
Notes	Weathered roughcast was noted to the main walls to the rear elevation. A general builder could advise further.



Windows, external doors and joinery

Repair category	1
Notes	<p>No significant defects evident.</p> <p>Windows units/ access doors have been replaced in the past. Random windows and doors are opened but not all and inspections can be restricted by window blinds, curtains, ornaments etc. Handles, locks and opening mechanisms can deteriorate through usage and repair or replacement can be anticipated on an ad hoc basis. No assurances can be provided that all window fittings are functional.</p>



External decorations

Repair category	1
Notes	No significant defects evident.



Conservatories/porches

Repair category	-
Notes	There are no conservatories or porches.



Communal areas

Repair category	-
Notes	There are no communal areas.



Garages and permanent outbuildings

Repair category	-
Notes	There are no garages or permanent outbuildings.



Outside areas and boundaries

Repair category	1
Notes	The full extent of the feu can be determined by reference to the Title Deeds.



Ceilings

Repair category	1
Notes	Some ceiling linings containing textured finish which may contain asbestos based materials. The current informed view is that whilst left undisturbed and undamaged this poses no hazard to health. If the requirement for removal arises, a licensed contractor could advise further. See more information on asbestos in the limitations of inspection section above.



Internal walls

Repair category	1
Notes	No significant defects evident.



Floors including sub-floors

Repair category	2
Notes	See comments under dampness, rot and infestation condition section above. It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.



Internal joinery and kitchen fittings

Repair category	2
Notes	Wear and tear were noted to the internal joinery and kitchen fittings at the time of inspection.



Chimney breasts and fireplaces

Repair category	-
Notes	There are no chimney breasts or open fireplaces.



Internal decorations

Repair category	1
Notes	Internal decorations are generally in a fair order however it is not unreasonable to anticipate an incoming purchaser may wish to selectively redecorate in accordance with personal taste and requirements if desired. No significant defects evident.



Cellars

Repair category	-
Notes	There are no cellars.



Electricity

Repair category	1
Notes	It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IEE regulations.



Gas

Repair category	-
Notes	There is no gas connection.



Water, plumbing and bathroom fittings

Repair category	1
Notes	No significant defects evident.



Heating and hot water

Repair category	1
Notes	It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.



Drainage

Repair category	1
Notes	The system has not been checked or inspected. No obvious evidence of chokage of leakage was noted.

Single Survey

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	-
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	-
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	-
Internal decorations	1
Cellars	-
Electricity	1
Gas	-
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

Category 1

No immediate action or repair is needed.

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres:

For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	GROUND
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

It is assumed the property be sold with vacant possession, and the tenure is Absolute Ownership.

It has been advised that the roof has recently been replaced. It is assumed that all necessary Local Authority and other consents have been obtained and appropriate documentation including warrants and completion certificates have been issued. If any works were exempt then it is assumed they meet the standards required by the building regulations.

Double glazed replacement windows have been installed and it is assumed that these comply with appropriate building standards.

The full extent of the feu can be determined by reference to the Title Deeds.

Estimated reinstatement cost for insurance purposes

£110,000 - (ONE HUNDRED AND TEN THOUSAND POUNDS).

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

Valuation and market comments

The market value as at the date of inspection is £100,000 - (ONE HUNDRED THOUSAND POUNDS).

Against a backdrop of changing economic circumstances and increasing interest rates, it is not possible to predict how the market will perform in the coming months although market conditions continue to be stable at present.

Signed

Security Print Code [591286 = 4387]
Electronically signed

Report author

JAMES STRUTHERS

Company name

DM Hall LLP

Address

64 Market Place, Inverurie, AB51 3XN

Single Survey

Date of report	8th January 2024
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Mortgage Valuation Report



Property Address

Address 20 SIMPSON CRESCENT, ROTHENORMAN, INVERURIE, AB51 8ZD
Seller's Name EXECUTORS OF THE LATE MRS ELSIE DUNCAN
Date of Inspection 3rd January 2024

Property Details

Property Type House Bungalow Chalet Purpose built maisonette
 Coach Studio Converted maisonette Purpose built flat
 Converted flat Tenement flat Flat over non-residential use Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

There are no permanent outbuildings.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame
 Solid Cavity Steel frame Concrete block Other (specify in General Remarks)

Roof Tile Slate Asphalt Felt
 Lead Zinc Artificial slate Flat glass fibre Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No
If Yes, is this recent or progressive? Yes No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No
If Yes to any of the above, provide details in General Remarks.

Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None
Electricity Mains Private None
Central Heating Yes Partial None

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Electric storage radiator heating system.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Agricultural land included with property Ill-defined boundaries Other (specify in General Remarks)

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No

If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

Mortgage Valuation Report

General Remarks

The subject property is located within an established local housing authority built area within the commuter village of Rothienorman. Locally, there are a reasonable range of services available within the village, however a wider range can be found within the nearby town of Inverurie. The city of Aberdeen is also within convenient commuting distance.

It is assumed the property be sold with vacant possession, and the tenure is Absolute Ownership.

It has been advised that the roof has recently been replaced. It is assumed that all necessary Local Authority and other consents have been obtained and appropriate documentation including warrants and completion certificates have been issued. If any works were exempt then it is assumed they meet the standards required by the building regulations.

Double glazed replacement windows have been installed and it is assumed that these comply with appropriate building standards.

The full extent of the feu can be determined by reference to the Title Deeds.

At the time of inspection, the property was found to be in a condition generally consistent with age and type of construction.

Some items of minor repair and maintenance were noted which will be required to be attended to in due course.

Essential Repairs

None apparent within the limitations of inspection.

Estimated cost of essential repairs £ Retention recommended? Yes No Amount £

Mortgage Valuation Report

Comment on Mortgageability

Subject to the comments contained within this report, and individual lenders requirements, we would confirm that the property form suitable security for normal mortgage loan purposes.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value £
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [591286 = 4387]
Electronically signed by:-
Surveyor's name JAMES STRUTHERS
Professional qualifications MRICS
Company name DM Hall LLP
Address 64 Market Place, Inverurie, AB51 3XN
Telephone 01467 624393
Fax 01467 622742
Report date 8th January 2024

Energy Performance Certificate (EPC)

Scotland

Dwellings

20 SIMPSON CRESCENT, ROTHENORMAN, INVERURIE, AB51 8ZD

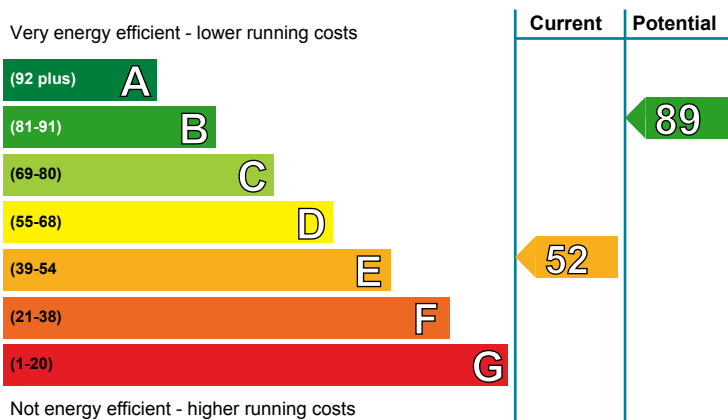
Dwelling type:	Semi-detached bungalow	Reference number:	0112-2257-1493-2604-7961
Date of assessment:	03 January 2024	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	08 January 2024	Approved Organisation:	Elmhurst
Total floor area:	48 m ²	Main heating and fuel:	Electric storage heaters
Primary Energy Indicator:	693 kWh/m ² /year		

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£6,717	See your recommendations report for more information
Over 3 years you could save*	£3,303	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

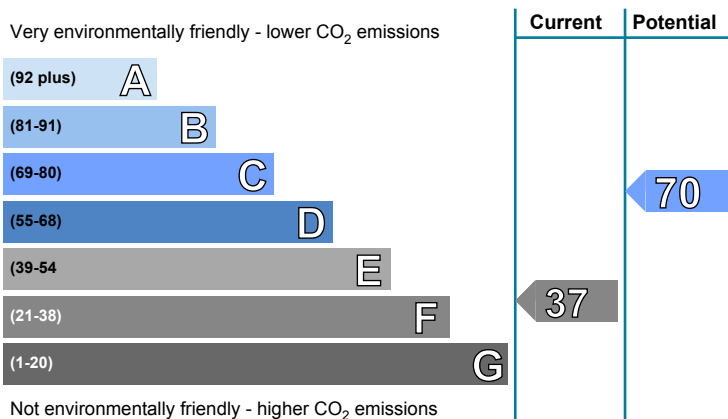


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band E (52)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (37)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£933.00
2 High heat retention storage heaters	£1,200 - £1,800	£2067.00
3 Solar water heating	£4,000 - £6,000	£174.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★☆☆	★★★☆☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★☆☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric immersion, off-peak	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 117 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 5.6 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.











Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£4,746 over 3 years	£2,622 over 3 years	
Hot water	£1,662 over 3 years	£483 over 3 years	
Lighting	£309 over 3 years	£309 over 3 years	
Totals	£6,717	£3,414	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Floor insulation (suspended floor)	£800 - £1,200	£311		
2 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£689		
3 Solar water heating	£4,000 - £6,000	£58		
4 High performance external doors	£1,000	£45		
5 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£647		

Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 High heat retention storage heaters

Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

4 High performance external doors

High performance external doors contain insulation and lose heat at about half the rate of conventional external doors. Building regulations generally apply to this work, so it is best to check this your local authority building standards department.

5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	8,991	N/A	N/A	N/A
Water heating (kWh per year)	1,658			

About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. James Struthers
Assessor membership number:	EES/022107
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	4-5 Union Terrace Aberdeen AB10 1NJ
Phone number:	01224 594172
Email address:	james.struthers@dmhall.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

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