

Home Report



**96a High Street,
Inverurie, AB51 3QL**

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Inverurie, AB51 3QL

Price Over
£80,000

 **1**  **1**  **1**   **53m²** EPC **C** Council tax band **B**



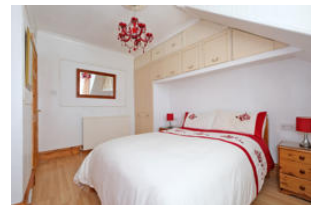
Contact solicitor

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

01467-672800

invprop@peterkins.com

<http://www.peterkins.com>



Features



Garden



Self contained

Description

We are delighted to offer for sale this **one bedroom self contained upper floor flat**, set in the centre of Inverurie which is only a short walk from all the shops and amenities. The spacious accommodation is set over 1 floor and comprises of hallway, lounge, dining kitchen, bedroom and bathroom. The property is served by gas central heating and is fully double glazed. Benefitting from an exclusive area of garden to the rear, along with a good sized storage shed. This property would made an ideal home for a first time buyer or someone looking for a buy to let investment.

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

Directions

From the centre of Inverurie continue along High Street and 96A is situated on the left hand side and is clearly identified by Peterkins For Sale posters.



Accommodation comprises

Entrance Vestibule: Entered through a part opaque glazed UPVC front door, the entrance vestibule benefits from ceiling light fitment and carpet. Wooden door with fan light gives access to the hallway.

Hallway: The L shaped hallway gives access to the lounge, bedroom and bathroom. Ceiling light fitments, access hatch to loft which is floored, smoke alarm, built in storage cupboard with shelving provides great additional storage, telephone point and completed with laminate wooden flooring.

Lounge: 4.31m x 3.78m (14'2" x 12'5") approx. The spacious lounge is located to the front of the property with window, blinds and curtains. A nice feature to the room is the electric fire with tiled surround and wooden mantel. Ceiling light fitment with ceiling rose, coving, wall niche display shelf, television and telephone points, high skirtings and completed with wooden floor.

Dining Kitchen: 4.31m x 2.36m (14'2" x 7'9") approx. Located off the lounge is the good sized dining kitchen, fitted with a range of base, wall and drawer units with coordinating worktop and tiled splashback. Corner display shelving. Built in oven with gas hobs above, 1 ½ bowl composite sink with drainer and mixer tap, integrated washing machine and under unit fridge freezer. Ceiling light fitment, heat detector, window to front and "Velux" window both with blinds, high skirtings, ample space for a large dining table and chairs and finished with wooden flooring.

Bedroom: 4.01m x 3.30m (13'2" x 10'10") approx. The generous sized master bedroom is located to the rear of the property with window, blinds and curtains which floods the room with natural light. Built in wardrobe, along with over head storage space provides great additional storage. There is ample space for a double bed, along with a range of free standing furniture. Ceiling light fitment with ceiling rose, television and telephone points and laminate wooden flooring.

Bathroom: Fitted with a white 3 piece suite comprising W.C, square glass wash hand basin with mixer tap and bath. Separate shower cubicle with mains fed shower. Tiled to full height in shower cubicle and tiled splashback behind bath and wash hand basin. Ceiling light fitment with ceiling rose, window to rear with blinds, wall lights and laminate wooden flooring.

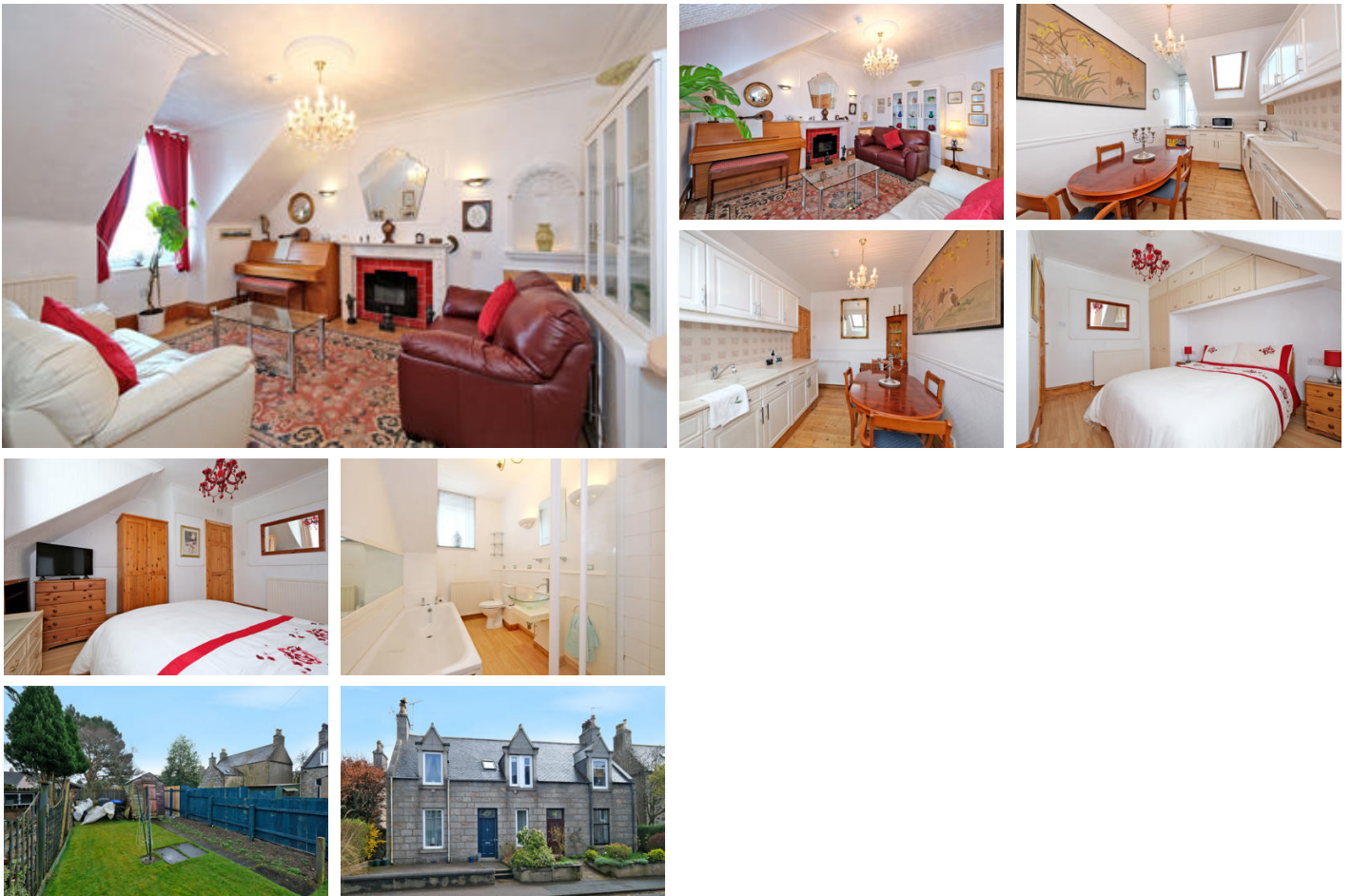
(Outside)

Stone steps with metal handrail to the rear gives access to the property. Exclusive storage shed provides great additional storage. There is a shared drying green, along with a further exclusive area of garden which is mainly laid to lawn with rotary clothes dryer and wooden shed.

Floorplan



Photo gallery



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

<https://www.aspc.co.uk/search/property/425582/96a-High-Street/Inverurie/>

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Property Questionnaire



Property address: 96a High Street
Inverurie
United Kingdom
AB51 3QL

Seller: William (John Dobey POA) Tennant

Date completed: 03/04/2024

◉ ◀ Contents

1. Length of Ownership
2. Council Tax
3. Parking
4. Conservation Area
5. Listed Buildings
6. Alterations / Additions / Extensions
7. Central Heating
8. Energy Performance Certificate
9. Issues that may have affected your property
10. Services
11. Responsibilities for Shared or Common Areas
12. Charges Associated With Your Property
13. Specialist Works
14. Guarantees
15. Boundaries
16. Notices that affect your property

1. Length of Ownership

How long have you owned this property?

2. Council Tax

Which Council Tax band is your property in?

3. Parking

What are the arrangements for parking at your property?

4. Conservation Area

Is your property in a designated Conservation Area?

5. Listed Buildings

Is your property a Listed Building, or contained within one?

6. Alterations / Additions / Extensions

Structural Alterations

During your time in the property, have you carried out any structural alterations, additions or extensions?

No

Replacement Windows and Doors

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

Yes

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

Yes

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

No

Please describe the changes which you have made (with approximate dates)

October 1990 - new UPVC Windows and Front Door

7. Central Heating

Is there a central heating system in your property?

Yes

Is it full or partial?

Full

What kind of central heating is it?

Gas Fired Combi Boiler

When was it installed?

Boiler replacement 2018

Do you have a maintenance contract for the central heating?

Yes

Contract details?

Corgi

When was it last renewed?

September 2023 This will be cancelled as i am no longer resident at the property.

8. Energy Performance Certificate

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

No

9. Issues that may have affected your property

Structural Damage

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

No

Asbestos

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

No

10. Services

Connected services

Gas/Liquid Petroleum Gas

Yes

Supplier

Scottish gas

Water mains/private water

Yes

Supplier

Electricity

Yes

Supplier

OVO

Mains Drainage

Yes

Supplier

Scottish Water

Telephone

Yes

Supplier

EE - this will be cancelled as i am no longer resident at the property

Cable TV/Satellite

No

Broadband

Yes

Supplier

EE - this will be cancelled as i am no longer resident at the property

Septic Tanks

Is there a septic tank system at your property?

No

◉ ◀ 11. Responsibilities for Shared or Common Areas

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

Please give details

Steps leading to the property - maintenance shared with 96 High Street Iverurie

Common Areas

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

Yes

Please give details

Roof shared with 96, 98a, 98b

Major Repairs to the Roof

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

No

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?

No

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?

No

Rights of Way

As far as you are aware, is there a Public Right of Way across any part of your property?

No

◉ ◀ 12. Charges Associated With Your Property

Is there a factor or property manager for your property?

No

Is there a common buildings insurance policy?

No

Are there any other charges you have to pay on a regular basis for the upkeep of common areas or repair works?

No

◉ ◀ 13. Specialist Works

Treatment

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

No

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?

No

Guarantees

Do you have any guarantees relating to the treatment or preventative work described above?

No

◉ ◀ 14. Guarantees

Select those applicable

Electrical work

No

Roofing

No

Central heating

No

NHBC (National House-Building Council)

No

Damp Course

No

Any other work or installations (e.g. cavity wall insulation, underpinning, indemnity policy)

No

Outstanding claims

Are there any outstanding claims under any of the guarantees listed above?

No

◉ ◀ 15. Boundaries

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

No

◉ ◀ 16. Notices that affect your property

In the last 3 years have you ever received a notice:

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

No

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

No

That affects your property in some other way?

No

Comments



Single Survey

survey report on:

Property address	96A HIGH STREET, INVERURIE, AB51 3QL
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Customer	MR WILLIAM TENNANT
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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	8th April 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.

Terms and Conditions

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

Terms and Conditions

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;

Terms and Conditions

- 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*

Terms and Conditions

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 SELD CONTAINED FIRST FLOOR FLAT in a two storey block containing 4 units in total.
Accommodation	FIRST FLOOR : ENTRANCE HALL, BATHROOM, KITCHEN, BEDROOM, LIVING ROOM.
Gross internal floor area (m²)	53sqm, approximately.
Neighbourhood and location	The subject property is centrally situated within an established mixed residential and commercial area within the town of Inverurie. Locally, there are a wide range of shopping, educational and social facilities available within the town. The city of Aberdeen is also within convenient commuting distance.
Age	The property was originally constructed around 1900 however it appears to have been altered to form the current layout in more recent years.
Weather	Raining at the time of inspection.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney stacks are of a solid stonework design, pointed externally. There are clay chimney cans with cement and lead flashings.
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. 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. 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.

Single Survey

Roofing including roof space	<p>The roof is pitched and slated. The ridge is tiled.</p> <p>Access was gained to the roof space via a ceiling hatch within the hall. Where visible, the roof is of traditional pitched timber frame construction, insulation overlaid between ceiling joists. At the time of inspection, the roof space was floored and lined.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater goods are formed in a mix of PVC sections and cast iron design.</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 solid stonework construction, pointed externally with the exception of the section to the rear elevation that was accessed via the external stair which appears to be of traditional concrete blockwork construction.</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 entrance door is 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.</p>
Communal areas	<p>Circulation areas visually inspected.</p> <p>It has been advised that external grounds are held largely in communal ownership however there is a section of garden ground which pertains to the subject property. Boundaries are mainly defined by timber fencing and stonework walls. The full extent of the feu can be determined by reference to the Title Deeds.</p>

Single Survey

Garages and permanent outbuildings	Visually inspected. There is a timber shed within the garden ground which pertains to the subject property. There is also a stonework outbuilding within a terrace row of outbuildings and is housed under a pitched and slated roof covering. No access could be gained at the time of inspection.
Outside areas and boundaries	Visually inspected. It has been advised that external grounds are held largely in communal ownership however there is a section of garden ground which pertains to the subject property. Boundaries are mainly defined by timber fencing and stonework walls. The full extent of the feu can be determined by reference to the Title Deeds.
Ceilings	Visually inspected from floor level. The ceilings are mainly of traditional lath and plaster design with some sections being of suspended plasterboard lined design.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls are mainly of traditional lath and plaster design with some sections being of plasterboard lined design.
Floors including sub floors	The flooring is of suspended timber construction throughout, overlaid with fitted floor coverings.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The interior doors are of a timber design. Internal joinery is of a timber finish. The kitchen consists of a range of floor and wall mounted units with a composite sink unit and drainer fitted. There is an adequate range of built in storage within the subject property.
Chimney breasts and fireplaces	Any original fireplaces have been blocked over and removed.

Single Survey

Internal decorations	Visually inspected. Internal decorations are mainly of paint and papered features with the exception of the bathroom and kitchen area which has tiled features.
Cellars	There are no cellars.
Electricity	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. The property is connected to the mains electricity supply with the fusebox and electricity meter being located within the kitchen cupboard. Where visible, the wiring is of PVC coated cabling with 13amp sockets.
Gas	Accessible parts of the system 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. The property is connected to the mains gas supply with the gas meter being located within the bedroom cupboard.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. The property is connected to the mains water supply. Internal plumbing, where visible, is of PVC waste pipes with copper supply pipes. The shower room consists of a mixer shower compartment, wc and wash hand basin. The main stopcock appears to be in a hatch adjacent to the wc.
Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. The heating is provided by the gas fired Baxi Platinum central heating boiler located within the roof space. This boiler serves a series of steel panelled radiators fitted with thermostats throughout the accommodation and also provides hot water on demand.

<p>Drainage</p>	<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>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke detection is installed. A smoke detection system has been upgraded to the latest interlinked system.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p>
<p>Any additional limits to inspection</p>	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>At the time of inspection, the property was vacant, furnished 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>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. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist.</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>Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered</p>

Any additional limits to inspection	<p>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>
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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	<p>The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.</p> <p>The original roof space has been altered to create the lined out space. A report prepared by Fairhurst has indicated that there was no evidence to suggest that the structural integrity of the roof trusses had been compromised.</p>

 Dampness, rot and infestation	
Repair category	3
Notes	<p>Localised high moisture meter readings were noted to sections of wall linings adjacent to the fireplace within the living room. Elsewhere, staining was noted to the gable and rear elevation wall linings within the bedroom. A section of this tested high at the time of inspection. Visible decay and built up rubble plaster was noted to the section of wall lining to the rear elevation within the bedroom that had newspaper taped over at the time of inspection. A timber and damp specialist who use guaranteed repair methods could be asked to advise further.</p> <p>Evidence of woodworm infestation was noted to visible roof timbers within the roof space. A firm of timber and damp specialists who use guaranteed repair methods could be asked to advise further.</p>

 Chimney stacks	
Repair category	2
Notes	<p>Vegetation growth and sections of open pointing were noted to the stonework chimney stack.</p> <p>It is considered prudent to ensure that all redundant chimney flues are properly capped.</p>



Roofing including roof space

Repair category	2
Notes	<p>One or two chipped slates were noted at the time of inspection. It is not unreasonable to anticipate ongoing maintenance given the age of the roof coverings.</p> <p>Natural slates have an expected lifespan of up to 100 years or more depending on slate quality, source, thickness and cutting skill of the slate. Slates will deteriorate over time; nail fixings will corrode and loosen resulting in on-going maintenance requirements. Close quarter and disruptive inspections may reveal damage to roofing materials, especially where these are original. Regular maintenance should be anticipated particularly after adverse weather conditions.</p> <p>Slight condensation staining was noted to the accessible timbers within the roof space. This can be alleviated through improved ventilation.</p> <p>See comments under Structural Movement condition section above.</p>



Rainwater fittings

Repair category	2
Notes	Sections of corrosion was noted to the cast iron rainwater goods at the time of inspection.



Main walls

Repair category	2
Notes	Weathered pointing was noted to the main walls at the time of inspection.




Windows, external doors and joinery


Repair category	2
Notes	<p>A failed double glazing seal was noted to the velux roof light within the kitchen. A glazier could advise further.</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	1
Notes	No significant defects evident.

 Garages and permanent outbuildings	
Repair category	2
Notes	Weathered harling and one or two chipped slates were noted at the time of inspection to the outbuilding pertaining to the subject property. A timber shed is also in a dilapidated condition.

 Outside areas and boundaries	
Repair category	2
Notes	<p>Sections of open pointing were noted to the stonework boundary walls at the time of inspection. A general builder could advise further.</p> <p>The full extent of the feu can be determined with reference to the Title Deeds.</p> <p>The cement filling for the external staircase accessing the subject property is weathered and will require to be upgraded. A general builder could advise further.</p>

 Ceilings	
Repair category	2
Notes	Water ingress appears to be occurring from the ceiling linings within the bedroom. This may be caused by a chipped slate, potentially from the lead flashing. A roofing contractor could advise further. This area was partially taped over with a newspaper article at the time of inspection.

 Internal walls	
Repair category	2
Notes	see comments under dampness, rot and infestation condition section above. A



Internal walls

Repair category	2
Notes	section of wall lining within the rear bedroom had a newspaper article taped over the wall linings. A plasterer can advise further to ensure this section is wind and water tight.



Floors including sub-floors

Repair category	1
Notes	No significant defects evident. 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 was noted to the internal joinery and kitchen fittings at the time of inspection.



Chimney breasts and fireplaces

Repair category	1
Notes	Uncapped and unventilated chimney breasts can lead to dampness and condensation issues.



Internal decorations

Repair category	1
Notes	No significant defects evident. It is not unreasonable to anticipate that an incoming purchaser may wish to selectively redecorate in accordance with personal taste and requirements if desired.



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 IET regulations.



Gas

Repair category	1
Notes	Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.



Water, plumbing and bathroom fittings

Repair category	2
Notes	Weathered grouting was noted to the bathroom tiles at the time of inspection. A tradesman could advise further. Regular attention will be required to bath seals.



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 or 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	3
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	-
Communal areas	1
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	2
Internal walls	2
Floors including sub-floors	1
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	2
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?	FIRST
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 at the time of inspection, the property will be sold with vacant possession, and that the tenure is Absolute Ownership.

The full extent of the site, including all exclusive and communal areas should be confirmed with reference to the Title Deeds.

The property appears to have been altered in the past with a section of the concrete blockwork to the rear elevation of the subject property. Although these works are understood to be historic. It can be advantageous to retain an Local Authority documentation regarding the alterations with the Title Deeds for future reference.

The original roof space has been altered to create the lined out space. A report prepared by Fairhurst has indicated that there was no evidence to suggest that the structural integrity of the roof trusses had been compromised.

The property forms part of a block of flat and is assumed the maintenance/repair costs of common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of the common repairs detailed within the report will be apportioned accordingly, although exact liabilities should be confirmed.

Estimated reinstatement cost for insurance purposes

£240,000 - (TWO HUNDRED AND FORTY 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

£85,000 - (EIGHTY FIVE 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

For the avoidance of doubt the valuation contained within this report is on the assumption that the total cost of category three repairs will not exceed the sum of £3,000 in total. Should this not be the case, I reserve the right to amend my opinion of value upon sight of relevant specialist reports and quotations.

Signed

Security Print Code [496815 = 8441]
Electronically signed

Report author

James Struthers

Company name

DM Hall LLP

Single Survey

Address	64 Market Place, Inverurie, AB51 3XN
Date of report	14th June 2024

Mortgage Valuation Report



Property Address

Address 96A HIGH STREET, INVERURIE, AB51 3QL
Seller's Name MR WILLIAM TENNANT
Date of Inspection 8th April 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:

Timber shed and stone outbuilding.

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 Water Mains Private None
Electricity Mains Private None Gas Mains Private None
Central Heating Yes Partial None

Brief description of Central Heating:

Gas fired boiler to radiators.

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 centrally situated within an established mixed residential and commercial area within the town of Inverurie. Locally, there are a wide range of shopping, educational and social facilities available within the town. The city of Aberdeen is also within convenient commuting distance.

It is assumed at the time of inspection, the property will be sold with vacant possession, and that the tenure is Absolute Ownership.

The full extent of the site, including all exclusive and communal areas should be confirmed with reference to the Title Deeds.

The property appears to have been altered in the past with a section of the concrete blockwork to the rear elevation of the subject property. Although these works are understood to be historic. It can be advantageous to retain an Local Authority documentation regarding the alterations with the Title Deeds for future reference.

The original roof space has been altered to create the lined out space. A report prepared by Fairhurst has indicated that there was no evidence to suggest that the structural integrity of the roof trusses had been compromised.

The property forms part of a block of flat and is assumed the maintenance/repair costs of common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of the common repairs detailed within the report will be apportioned accordingly, although exact liabilities should be confirmed.

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 routine repair and maintenance were noted which will be required to be attended to in due course.

Essential Repairs

Localised high moisture meter readings were noted to sections of wall linings adjacent to the fireplace within the living room. Elsewhere, staining was noted to the gable and rear elevation wall linings within the bedroom. A section of this tested high at the time of inspection. Visible decay and built up rubble plaster was noted to the section of wall lining to the rear elevation within the bedroom that had newspaper tapped over at the time of inspection. A timber and damp specialist who use guaranteed repair methods could be asked to advise further.

For the avoidance of doubt the valuation contained within this report is on the assumption that the total cost of category three repairs will not exceed the sum of £3,000 in total. Should this not be the case, I reserve the right to amend my opinion of value upon sight of relevant specialist reports and quotations.

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 [496815 = 8441]
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 14th June 2024

Energy Performance Certificate (EPC)

Scotland

Dwellings

96A HIGH STREET, INVERURIE, AB51 3QL

Dwelling type: Top-floor flat
Date of assessment: 08 April 2024
Date of certificate: 14 June 2024
Total floor area: 53 m²
Primary Energy Indicator: 268 kWh/m²/year

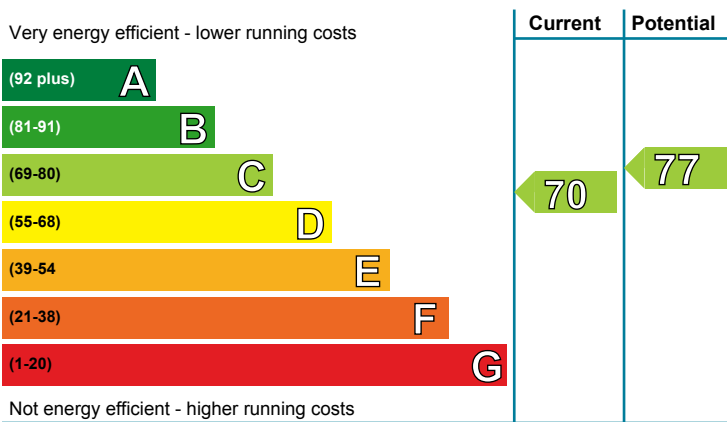
Reference number: 0387-1015-1204-4384-3200
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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*	£3,036	See your recommendations report for more information
Over 3 years you could save*	£783	

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

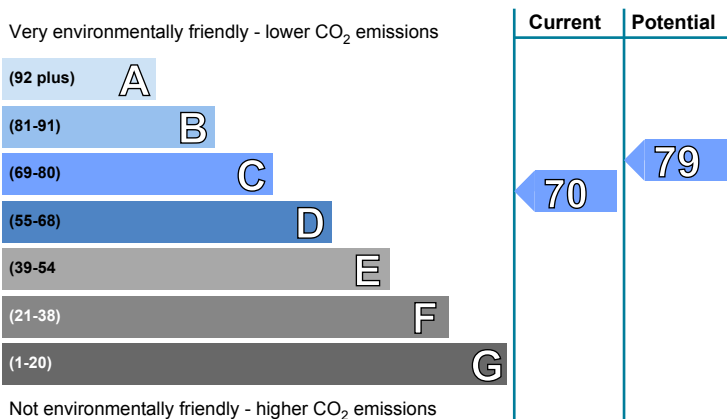


Energy Efficiency Rating

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 C (70)**. 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 C (70)**. 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 Increase loft insulation to 270 mm	£100 - £350	£129.00
2 Internal or external wall insulation	£4,000 - £14,000	£657.00

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	Granite or whinstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 100 mm loft insulation Pitched, no insulation (assumed)	★★★☆☆ ★☆☆☆☆	★★★☆☆ ★☆☆☆☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
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 47 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 2.5 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 0.7 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	£2,412 over 3 years	£1,626 over 3 years	
Hot water	£411 over 3 years	£414 over 3 years	
Lighting	£213 over 3 years	£213 over 3 years	
Totals	£3,036	£2,253	

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 Increase loft insulation to 270 mm	£100 - £350	£43		
2 Internal or external wall insulation	£4,000 - £14,000	£219		

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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

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)	7,880	(1,757)	N/A	(2,827)
Water heating (kWh per year)	1,645			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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.

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Assessor membership number:	EES/022107
Company name/trading name:	D M Hall Chartered Surveyors LLP
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Phone number:	01224 594172
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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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