

# Home Report



**28 Selbie Drive,  
Inverurie, AB51 3YD**



**28 Selbie Drive,**  
Inverurie, AB51 3YD

Price Over  
**£175,000**

 **3**  **1**  **1**   **95m<sup>2</sup>** EPC **D** Council tax band **C**



#### Contact solicitor

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

01467-672800

[invprop@peterkins.com](mailto:invprop@peterkins.com)

<http://www.peterkins.com>



**Features**  Garage  Garden  Off street parking

## Description

We are pleased to offer for sale this **3 bedroom semi-detached dwellinghouse** with a double garage located centrally within the popular town of Inverurie in a well-established residential area close to local shops and amenities.

The well-proportioned accommodation is set over 2 floors comprising of entrance vestibule and hallway, lounge, kitchen, rear vestibule, shower room and three double bedrooms. The property benefits from gas central heating, full double glazing and a great amount of built in storage throughout.

Outside, the driveway provides parking for several cars and the rear garden are low maintenance.

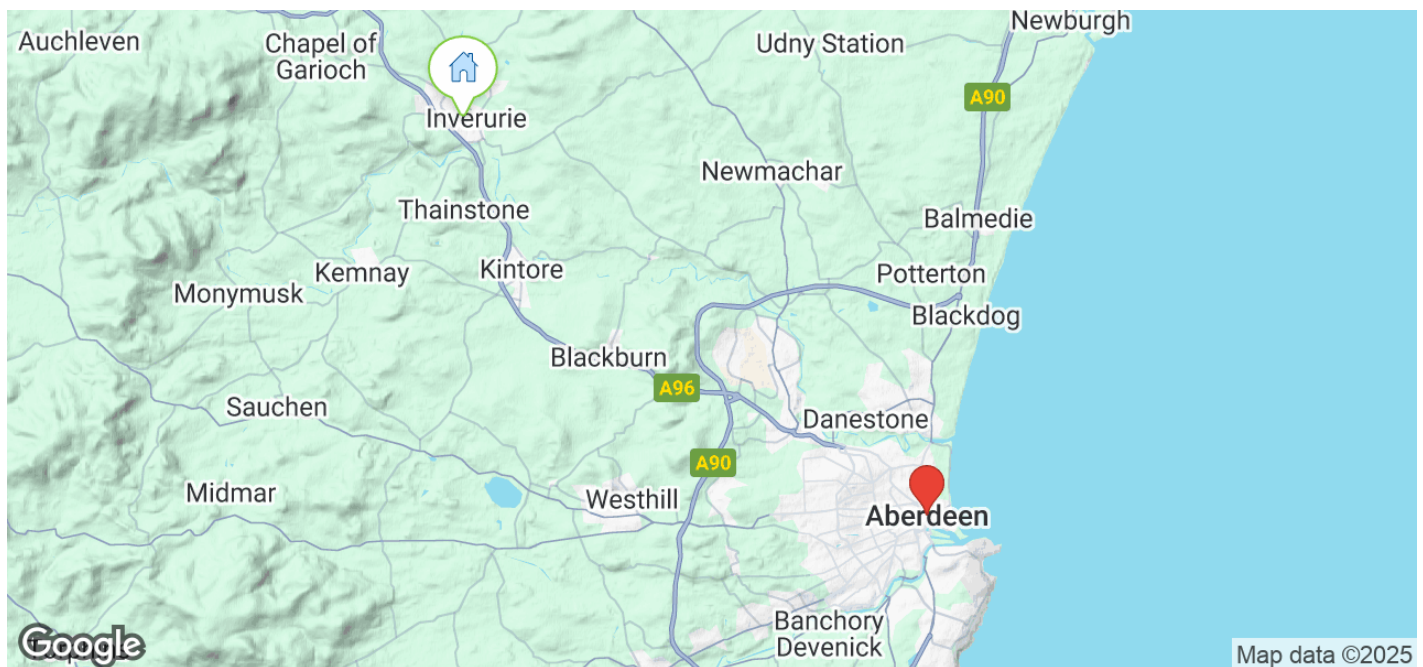
Early viewing is highly recommended.

**Location:** Inverurie is an expanding, prosperous town located only 15 miles from Aberdeen city centre. There is an excellent range of retail outlets and local shops, a health centre, several large

supermarkets, new swimming pool and community campus located in the secondary school, sports centre and golf, tennis, bowling, fishing and hillwalking are all available nearby. Inverurie offers excellent road and rail links both north and south including Aberdeen, Dyce, Huntly and Elgin and is within easy commuting distance of Westhill, Dyce and Aberdeen city centre.

## Directions

From the centre of Inverurie heading towards Port Elphinstone along High Street, go right at Craigdon Mountain Sports into George Square follow this round taking a left onto Selbie Drive. Continue along until the end and round where number 28 is located on the right hand side clearly identified by a Peterkins For Sale sign.



## Accommodation comprises

### (Ground Floor)

**Entrance:** Entered at the front of the property through a UPVC door into the vestibule with window providing natural light and under stair storage cupboard. Downlights; corner unit and wood effect flooring with mat well. Door through to hallway.

**Hall:** This hallway gives access to the lounge, shower room and stairwell to the upper floor. Cloak cupboard with fitted shelving and coat hooks. Downlights; smoke alarm and alarm system control panel; telephone point and wood effect flooring.

**Lounge:** 4.69m x 4.49m (15'5" x 14'9") approx. A good sized bright room providing ample space for a range of furniture and centered gas coal effect fireplace with marble inset and hearth with wooden surround. Alcove space with fitted shelving and low level cupboard. Window overlooks the front. Downlights; smoke alarm and wood effect flooring. Door through to the kitchen.

**Kitchen:** 2.99m x 2.89m (9'10" x 9'6") approx. Fitted with a range of base and wall units, coordinating worktops and splashback paneling. Stainless steel sink with drainer and mixer tap. Window with roller blind overlooks the rear. Space for slot in cooker with extractor fan above. Undercounter spaces for washing machine, dishwasher and fridge. Downlights; smoke alarm and tile effect flooring.

**Rear vestibule:** Off the kitchen the rear vestibule benefits from a large walk-in pantry style cupboard, a second cupboard with power suitable for appliances and third cupboard space that houses the central heating boiler with control panel and coat hooks. Ceiling light; smoke alarm; coat hooks and tile effect flooring with mat well. Door to the rear garden.

**Shower room:** The shower room comprises of a toilet, wash hand basin and a tiled shower enclosure with electric shower head. Wooden and aqua paneling around the room. Fitted base unit and mirror above. Downlights; extractor; opaque window and tile effect flooring.

### **(First Floor)**

**Stairwell to upper floor:** The carpeted staircase leads to the upper floor landing and the 3 bedrooms. Window provides natural light. Ceiling light and smoke alarm. Access hatch with ladder to loft space.

**Bedroom:** 3.70m x 2.69m (12'2" x 8'10") approx. A good sized room with ample space for a double bed along with a range of freestanding furniture. Built in shelved cupboard and a window overlooks the rear. Ceiling light and wood effect flooring.

**Bedroom:** 4.67m x 2.99m (15'4" at widest x 9'10") approx. Another double bedroom located to the front of the property. Built in wardrobe with hanging rail and shelf. Window with curtains. Ceiling light; television point and wood effect flooring.

**Bedroom:** 3.70m x 2.94m (12'2" x 9'8") approx. Completing the accommodation is this third bedroom again of good size with space for a double bed along with a range of freestanding furniture. Wardrobe houses the hot water tank and has a hanging rail and shelf. Ceiling light; television and telephone point; wood effect flooring.

### **(Outside)**

The tarred driveway provides ample parking along the front of the property and leading to the detached double garage: 5.58m x 4.72m (18'4" x 15'6") approx. The Garage benefits from an up and over door, power, light, a window to the side and a wooden door at the rear. The garden is low maintenance being mostly laid with slabs with an area to the rear of the garage with a rotary clothes dryer and wooden shed. Small bedding area and border with established bush.

# Floorplan

28 Selbie Drive





## Photo gallery



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

<https://www.aspc.co.uk/search/property/434553/28-Selbie-Drive/Inverurie/>

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# Property Questionnaire

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peterkins aspc

**Property address:** 28 Selbie Drive  
Inverurie  
United Kingdom  
AB51 3YD

**Seller:** James Fowlie Executry

**Date completed:** 08/06/2025

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## ◉ ◀ 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?

35 years

## ◉ ◀ 2. Council Tax

Which Council Tax band is your property in?

C

## ◉ ◀ 3. Parking

What are the arrangements for parking at your property?

in a garage

in the driveway

## ◉ ◀ 4. Conservation Area

Is your property in a designated Conservation Area?

No

## ◉ ◀ 5. Listed Buildings

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

No

## 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)

All windows and doors were replaced in 2017

## 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

When was it installed?

2000

Do you have a maintenance contract for the central heating?

No

## ◉ ◀ 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

Ovo

Water mains/private water

Yes

Supplier

scottish water?

**Electricity****Supplier****Mains Drainage****Supplier****Telephone****Cable TV/Satellite****Broadband****Septic Tanks**

**Is there a septic tank system at your property?**

## ◉ ◀ 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?**

**Common Areas**

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

## 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

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Comments

# Single Survey

survey report on:

Property address	28 Selbie Drive Inverurie AB51 3YD
Customer	James Fowlie Executry
Customer address	28 Selbie Drive Inverurie AB51 3YD
Prepared by	Shepherd Chartered Surveyors
Date of inspection	13/06/2025



[www.shepherd.co.uk](http://www.shepherd.co.uk)

## 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 Property<sup>1</sup>.

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 marking the adjacent box.

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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.

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<sup>1</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

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<sup>2</sup>.

## 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

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

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.

## 1.10 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;
- 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 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

# Terms and Conditions

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.

<b>Description</b>	The subjects comprise a two storey, semi detached house.
<b>Accommodation</b>	GROUND FLOOR:- Entrance Vestibule, Hall, Living Room, Kitchen, Shower Room & Rear Hall.  FIRST FLOOR:- Landing & Three Bedrooms.
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area extends to 95 sq,m or thereby.
<b>Neighbourhood and location</b>	The subjects form part of a Local Authority residential area within the town of Inverurie. Inverurie lies approximately 18 miles northwest of Aberdeen City Centre. Adequate and facilities may be found within a reasonable distance.
<b>Age</b>	Built circa 1955.
<b>Weather</b>	At the date of inspection the weather was dry.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  The chimney is of brick/concrete block construction, roughcast externally and sealed to the main roof with metal flashings and cement skews.

<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof is of pitched design, clad externally with tiles and incorporating tiled ridges and cement verges. There are metal flashings.</p> <p>A restricted inspection of the roof void was carried out via the ceiling hatch within the first floor landing. Where seen, the roof is of timber construction with wood wool sarking panels. The roof space has been insulated at joist level with a glass wool quilt.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater goods are of PVC.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are of cavity concrete block construction, roughcast externally with facing brick features. Cavity wall insulation would appear to have been installed.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are of PVC double glazed design. The external doors to the front and rear are of PVC and double glazed panel design. Externally there are PVC fascia and soffit boards.</p>

## Single Survey

External decorations	<b>Visually inspected.</b>  Low maintenance PVC.
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	<b>Visually inspected.</b>  There is a detached one and a half size garage of concrete block construction, roughcast externally under a mono pitched and profile sheet metal roof. Internally there is a solid concrete floor and the walls are unlined. There is a metal vehicular access door although this was not tested.
Outside areas and boundaries	<b>Visually inspected.</b>  The subjects occupy an irregular shaped site with a driveway to the front and side along with a garden/yard area to the rear.  Boundaries to the site would appear to be defined by timber fences along with concrete block walls. The exact boundaries pertaining to the subject property should be confirmed with reference to the Title Deeds.
Ceilings	<b>Visually inspected from floor level.</b>  Ceilings are of plasterboard and of timber lath and plaster.
Internal walls	<b>Visually inspected from floor level.</b>  <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b>  Internal walls are of plasterboard, timber lath and plaster and of plastered on the hard construction.



## Single Survey

Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</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>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>The floors are of suspended timber construction, overlaid with fitted floorcoverings.</p> <p>A restricted sub-floor inspection was carried out via the matwell hatch within the rear hall. Where seen there is a clearance depth of approximately 90cms. 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 internal doors are of timber panel and timber and glazed panel design. There are timber frames, facings and skirting boards. Within the kitchen there are fitted units.</p> <p>A timber staircase leads from the ground floor to the first floor accommodation.</p>
Chimney breasts and fireplaces	All original fireplaces have been blocked up.
Internal decorations	<p>Visually inspected.</p> <p>The internal surfaces have been finished with paper/emulsion paint/textured finishes. Internal timbers have a painted/varnished finish.</p>
Cellars	Not applicable.

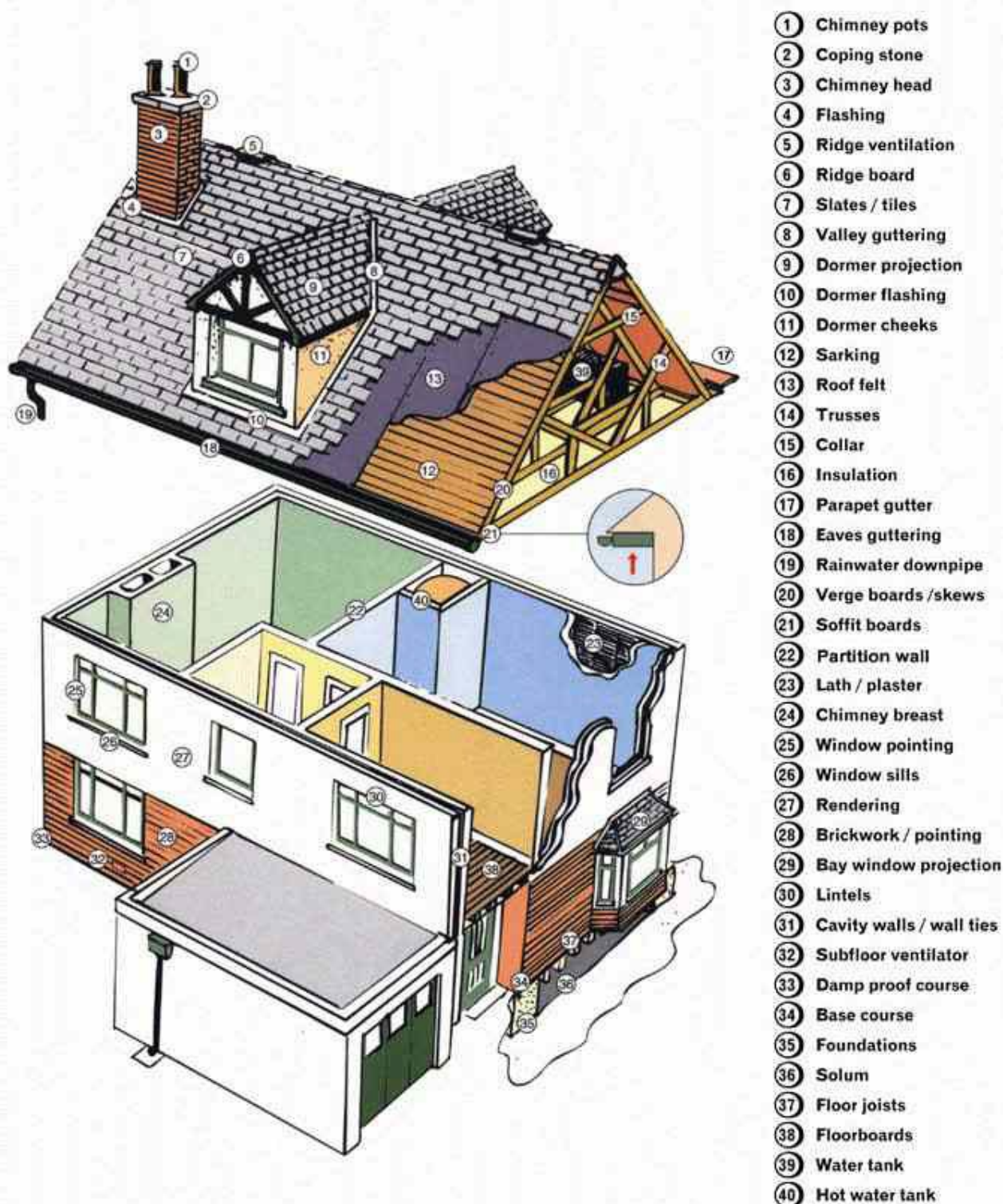
## Single Survey

Electricity	<p><b>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.</b></p> <p>The subjects are connected to a mains supply of electricity. The electric meter and switchgear are located within the entrance vestibule.</p>
Gas	<p><b>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.</b></p> <p>The subjects are connected to a mains supply of gas. The gas meter is located externally.</p>
Water, plumbing, bathroom fittings	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The subjects are connected to a mains supply of water. There is a sink unit in the kitchen. Where seen, this is fed with water through copper supply pipes. There are PVC wastepipes. The rising main was unseen.</p> <p>Within the shower room there is a three piece suite with an electric shower in the cubicle.</p>
Heating and hot water	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The subjects are heated by way of a gas fired wet central heating system with radiators throughout. The gas fired central heating boiler is located in the rear hall and flued through the external wall.</p> <p>Hot water is stored within the copper hot water tank, insulated with spray foam and located within the rear bedroom cupboard.</p>

<b>Drainage</b>	<b>Drainage covers etc. were not lifted.</b> <b>Neither drains nor drainage systems were tested.</b> We assume the drainage to be to the main sewer.
<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b> <b>No tests whatsoever were carried out to the system or appliances.</b>  All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.

<b>Any additional limits to inspection</b>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p> <p>The property was furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>Only a restricted sub-floor inspection was possible.</p> <p>Full and safe access was not available to the roof void area due to the presence of a layer of insulation throughout/the absence of flooring or crawl boards/the presence of water tanks.</p> <p>We were not able to fully inspect all areas of boundary walls/fences/garden/garage due to garden vegetation/restricted access.</p> <p>Some areas of the external building fabric including some roof pitches/chimneys/elevations were not fully or closely inspectable from the surrounding ground level, due to the confines of the site.</p> <p>No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas was possible. Timbers are assumed to be in a satisfactory condition.</p> <p>The garage vehicular door was not tested.</p> <p>The cold water rising main was not fully inspectable.</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	There was no evidence of significant structural movement within the limitations of our inspection.

 Dampness, rot and infestation	
Repair category	2
Notes	Traces of wood bore infestation were noted to the roof timbers within the property. In the absence of valid guarantees for previous timber specialist treatment works, a reputable timber specialist should carry out a full and thorough inspection of all timbers within the property and provide estimates for any recommended remedial works.

 Chimney stacks	
Repair category	1
Notes	Our inspection of chimneys was limited but they are of an age and style where a degree of regular ongoing maintenance should be anticipated.





## Roofing including roof space

Repair category	2
Notes	<p>Roof tiles will require increased maintenance as they approach the end of their efficient lifespan and maintenance and expenditure in this respect should be anticipated. Some chipped and slipped tiles were noted to the roof profiles. Further areas of open ridge mortar were noted along with heavy moss growth.</p> <p>Evidence of wood boring insect activity was noted to roof timbers visible via our restricted roof void inspection.</p>



## Rainwater fittings

Repair category	1
Notes	<p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p>



## Main walls

Repair category	2
Notes	<p>Areas of render cracking were noted around the window ingoes.</p> <p>Localised hairline cracked masonry was visible and where tap tested, was found to be sound however future repairs may be required. Not all areas were tested.</p>



## Windows, external doors and joinery

Repair category	1
Notes	<p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions.</p> <p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p>

# Single Survey



## External decorations

Repair category	1
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.



## Conservatories/porches

Repair category	N/A
Notes	Not applicable.



## Communal areas

Repair category	N/A
Notes	Not applicable.



## Garages and permanent outbuildings

Repair category	2
Notes	<p>Normal maintenance will be required to the garage. Our inspection internally was restricted due to a number of stored items.</p> <p>Where seen, some staining was noted to the ceiling panels along with the roof timbers. Externally, areas of weathered paintwork were noted.</p>



## Outside areas and boundaries

Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.



## Ceilings

Repair category	1
Notes	Within the limitations of our inspection no significant defects were noted.

# Single Survey



## Internal walls

Repair category	1
Notes	<p>Within the limitations of our inspection no significant defects were noted.</p> <p>Timber panelling was noted within the bathroom and kitchen. These areas may constitute a hazard in the event of a fire.</p>



## Floors including sub-floors

Repair category	1
Notes	<p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>Our sub floor inspection was limited to a head and shoulders inspection only due to a ground clearance of below 1 meter. The sub floor area was noted to be unsealed. Future damp proofing of the solum may be required.</p>



## Internal joinery and kitchen fittings

Repair category	1
Notes	<p>Low level internal glazing should be checked for safety glass.</p> <p>Internal joinery is generally serviceable however some wear and tear items were noted to kitchen fittings/internal doors/facings etc. and future maintenance or upgrading should be anticipated.</p>



## Chimney breasts and fireplaces

Repair category	1
Notes	<p>The fireplaces have been removed/covered over. It is assumed that the chimneys are adequately vented with the chimneys capped. Ventilators should be fitted to prevent the build-up of dampness within the chimney flue.</p>

# Single Survey



## Internal decorations

Repair category	1
Notes	<p>The internal decoration may require to be upgraded dependant on individual taste.</p> <p>Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only.</p>



## Cellars

Repair category	N/A
Notes	Not applicable.



## Electricity

Repair category	2
Notes	<p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p> <p>Aspects of the electrical installation are dated by modern standards and the system should be checked as a precaution by a registered electrician and upgraded as necessary.</p>



## Gas

Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p> <p>The cold water rising main was not fully inspectable.</p> <p>The bathroom suite would appear of considerable age along with the electric shower. The shower should be checked over by a registered electrician prior to use.</p>



## Heating and hot water

<b>Repair category</b>	2
<b>Notes</b>	<p>It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.</p> <p>The central heating boiler/system is on dated lines. Further advice should be obtained from a gas safe registered contractor to fully ascertain the condition, life expectancy and efficiency of the system.</p>



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	<p>All foul and surface water drainage is assumed to be to the main public sewer. The system was not tested.</p>

# 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	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/A
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	2
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 & 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 type="checkbox"/>	No	<input checked="" type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes	<input type="checkbox"/>	No	<input checked="" 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 understood the garage was a later addition to the subject property although constructed well in excess of 20 years ago. It should be confirmed that all necessary permissions have been obtained.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £320,000 (THREE HUNDRED AND TWENTY THOUSAND POUNDS STERLING).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £175,000 (ONE HUNDRED AND SEVENTY FIVE THOUSAND POUNDS STERLING).

**Signed**

*Craig Nicol*  
Electronically signed :- 19/06/2025 10:31

**Report author**

Craig Nicol

**Company name**

J & E Shepherd Chartered Surveyors



## Single Survey

<b>Address</b>	35 Queen's Road Aberdeen AB15 4ZN
<b>Date of report</b>	13/06/2025

# Mortgage Valuation Report



## Property Address

Address 28 Selbie Drive, Inverurie, AB51 3YD  
Seller's Name James Fowlie Executry  
Date of Inspection 13/06/2025

## Property Details

Property Type ☒ House ☐ Bungalow ☐ Purpose built maisonette ☐ 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 ☐ Other

## 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

# Mortgage Valuation Report

## Construction

Walls ☒ Brick ☐ Stone ☐ Concrete ☐ Timber frame ☐ Other (specify in General Remarks)  
Roof ☒ Tile ☐ Slate ☐ Asphalt ☐ Felt ☐ 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 Connections

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 and any non mains services:

Gas fired system 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  
☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

## Location

☐ Residential suburb ☒ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections  
☐ 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 subjects form part of a Local Authority residential area within the town of Inverurie. Inverurie lies approximately 18 miles northwest of Aberdeen City Centre. Adequate and facilities may be found within a reasonable distance.

It is understood the garage was a later addition to the subject property although constructed well in excess of 20 years ago. It should be confirmed that all necessary permissions have been obtained.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

At the time of inspection the property was found to be in a condition generally consistent with its age and type of construction but some elements of the property are aging and likely to require attention.

## Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

## Valuation

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

# Mortgage Valuation Report

## Declaration

Signed	<i>Craig Nicol</i> Electronically signed :- 19/06/2025 10:31
Surveyor's name	Craig Nicol
Professional qualifications	BLE (Hons), MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	35 Queen's Road, Aberdeen, AB15 4ZN
Telephone	01224 202800
Email Address	aberdeen@shepherd.co.uk
Date of Inspection	13/06/2025



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

28 SELBIE DRIVE, INVERURIE, AB51 3YD

**Dwelling type:** Semi-detached house  
**Date of assessment:** 13 June 2025  
**Date of certificate:** 13 June 2025  
**Total floor area:** 95 m<sup>2</sup>  
**Primary Energy Indicator:** 302 kWh/m<sup>2</sup>/year

**Reference number:** 0180-2137-5060-2295-8975  
**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 CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,587	See your recommendations report for more information
Over 3 years you could save*	£1,677	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	86

## 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 D (64)**. 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.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
57	84

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (57)**. 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	£162.00
2 Floor insulation (suspended floor)	£800 - £1,200	£420.00
3 Low energy lighting	£25	£75.00

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](http://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, 100 mm loft insulation	★★★★☆☆	★★★★☆☆
Floor	Suspended, no insulation (assumed)	—	—
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 69% of 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, CO<sub>2</sub> 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 53 kg CO<sub>2</sub>/m<sup>2</sup>/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 5.1 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.




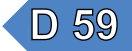



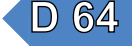





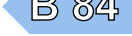
## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,444 over 3 years	£2,295 over 3 years	
Hot water	£765 over 3 years	£327 over 3 years	
Lighting	£378 over 3 years	£288 over 3 years	
<b>Totals</b>	<b>£4,587</b>	<b>£2,910</b>	

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	£54		
2 Floor insulation (suspended floor)	£800 - £1,200	£140		
3 Low energy lighting for all fixed outlets	£25	£25		
4 Replace boiler with new condensing boiler	£2,200 - £3,000	£287		
5 Solar water heating	£4,000 - £6,000	£55		
6 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£379		

### 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.

- Micro CHP

## 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](http://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](http://www.nationalinsulationassociation.org.uk)).

### 2 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](http://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.

### 3 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

### 4 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

### 5 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](http://www.microgenerationcertification.org).

### 6 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](http://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)	11,581	(620)	N/A	N/A
Water heating (kWh per year)	2,750			

## 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. John Nicol
Assessor membership number:	EES/014517
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	<a href="mailto:dundee@shepherd.co.uk">dundee@shepherd.co.uk</a>
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](http://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](http://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.

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
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