

Home Report

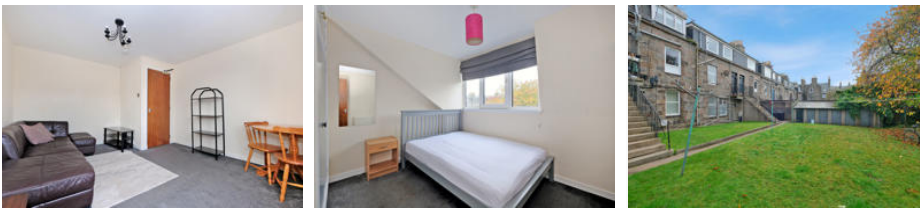


13 South Mount Street,
Aberdeen, AB25 2TN

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Aberdeen, AB25 2TN

Fixed Price
£50,000

 1  1  1   36m² EPC **C** Council tax band **A**





Contact solicitor

Peterkins
(Property Sales) 100 Union Street
Aberdeen
AB10 1QR

01224 428100

propcen@peterkins.com

<http://www.peterkins.com>

Features  Garden  On street parking

Description

We are pleased to offer for sale this excellent **one-bedroom top floor attic flat** which forms part of a granite building within the Rosemount area of the city. The property is well-presented and would make an ideal purchase for a first-time buyer or buy-to-let investor. The accommodation comprises of: “L”-shaped hallway with loft access; spacious living room; galley style kitchen with appliances; one double bedroom with built-in wardrobes; modern shower room. Outside there is a communal rear garden and on street permit parking. Heating is provided by a gas central heating system and all windows are double glazed.

- Excellent one bedroom top floor attic flat
- Ideal for a First-Time Buyer or Buy-To-Let Investor
- Spacious Living Room
- Galley Style Kitchen with Appliances
- One Double Bedroom with Built-In Wardrobes

- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Security Entry System
- Communal Rear Garden
- On Street Permit Parking

Location South Mount Street is located within the ever-popular Rosemount area of town and is extremely convenient for the City Centre. Rosemount is well known for the wide variety of independent shops and express supermarkets close by. The open spaces and lovely garden areas in Victoria Park is on the doorstep of the flat and Westburn Park is also a very short walk away. The property is also particularly convenient for access to the nearby Foresterhill Hospital complex, whilst there are excellent public transport links nearby. Most parts of the city are readily and easily accessible via good road links.

Directions

From the West End of Union Street take the last turning on the right onto Rose Street and follow the road proceeding ahead through the traffic lights onto Esslemont Avenue. Turn right at the T-junction onto Rosemount Place then take the fourth road on the right onto South Mount Street. Number 13A is located on the right-hand side of the road as indicated by our “For Sale” sign.



Accommodation comprises

Entrance: The shared entrance is accessed from the rear of the building; a staircase leads to the upper floor.

Hallway: A hardwood exterior door gives access to the “L” shaped hallway with all accommodation leading off; wall mounted door entry handset; coat hooks; hatch to the loft; smoke detector; pendant light fitting; fitted carpet.

Living Room: 4.14m x 3.43m (14’2” x 11’3”) approx. at widest points. Spacious living room with a front aspect; space for a dining table and chairs; radiator; smoke detector; three branch ceiling light fitting; fitted carpet.

Kitchen: 4.92m x 1.07m (16'2" x 3'6") approx. The galley style kitchen is fitted with a good range of base and wall mounted cabinets linked by co-ordinated work surfaces and ceramic wall tiles; stainless steel sink and drainer with a mixer tap; electric cooker with a stainless steel extractor hood above; fridge; washing machine; built-in cupboard housing the central heating boiler and electric meter; window to the rear of the property; wall mounted central heating controls; radiator; heat and CO detectors; halogen light fitting; vinyl flooring.

Bedroom 1: 3.29m x 2.74m (10'10" x 9'0") approx. Bright and airy bedroom with a triple formation window fitted with a "Roman" blind overlooking the communal rear garden; built-in wardrobe with additional storage above; radiator; pendant light fitting; fitted carpet.

Shower Room: Modern shower room fitted with a white three-piece suite comprising of: W.C., wash hand basin with pedestal and an aqua panelled shower unit complete with a mixer shower; splashback tiling behind sink; built-in storage cupboard; wall mounted mirror together with an additional pull-out cosmetic mirror; radiator; extractor fan; ceiling light fitting; vinyl flooring.

(Outside)

There is a communal garden to the rear of the building which is mainly laid to grass; gas meter.

Parking: Residents can apply for a parking permit from Aberdeen City Council for which an annual fee is charged.

(Other Information)

The fitted flooring, white goods, light fittings, blinds and curtains will be included in the sale. **Note:** The furniture and furnishings may also be purchased by separate negotiation.

Photo gallery



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

<https://www.aspc.co.uk/search/property/438061/13-South-Mount-Street/Aberdeen/>

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Broadband speed



Ultrafast

You can get up to **1800 Mbps** average speed at this postcode.

Mobile coverage

	Indoor		Outdoor	
	Voice	Data	Voice	Data
	✓ Limited	✓ Limited	✓ Likely	✓ Likely
	✓ Limited	✓ Limited	✓ Likely	✓ Likely
	✓ Likely	✓ Limited	✓ Likely	✓ Likely
	✓ Limited	✓ Limited	✓ Likely	✓ Likely

Ofcom

This information is a prediction and actual services may be different depending on my circumstances and precise location. Provided by Ofcom, last retrieved on 16/05/2025. 5G coverage is not included in this data.

The data displayed on broadband coverage availability uses source data from Ofcom. The predicted speeds provided in the API data are provided by the leading UK ISPs. We understand that Ofcom did not receive data for every premise in the UK, and that Ofcom continue to work with industry to fill in the gaps. If no predictions are shown for your address, this does not necessarily mean broadband is not available and we suggest that you check availability on the ISP websites.

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data regularly (every month) and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs available here.

<https://www.ofcom.org.uk/siteassets/resources/documents/research-and-data/broadband-research/api-faqs?v=323603>

Property Questionnaire

peterkins aspc

Property address: 13 South Mount Street
Aberdeen
United Kingdom
AB25 2TN

Seller: Paul & Pauline Wilson

Date completed: 22/10/2025

◉ ◀ 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?

20 years

2. Council Tax

Which Council Tax band is your property in?

A

3. Parking

What are the arrangements for parking at your property?

on the street

with a resident permit

in metered parking

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?

No

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

When was it installed?

Unknown

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?

Yes

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

Unknown

Water mains/private water

Yes

Supplier

Unknown

Electricity

Yes

Supplier

Unknown

Mains Drainage

Yes

Supplier

Unknown

Telephone

Yes

Supplier

Unknown - not currently connected

Cable TV/Satellite

Yes

Supplier

Unknown - not currently connected

Broadband

Yes

Supplier

Unknown - not currently connected

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?

No

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

Repair and maintenance of roof, common stairwell and shared garden 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

Yes

Please give details of the work or installations covered

New boiler installed 2022, under 5 year warranty

Where are the guarantees/policies?

In owner's possession

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?

◉ ◀ 15. Boundaries

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

◉ ◀ 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?

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

That affects your property in some other way?

Comments

Single Survey

survey report on:

Property address	13 South Mount Street Aberdeen AB25 2TN
Customer	Paul & Pauline Wilson
Customer address	13 South Mount Street Aberdeen AB25 2TN
Prepared by	Shepherd Chartered Surveyors
Date of inspection	29/10/2025



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 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 marking 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 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 Report².

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.

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.

Description	The subject property comprises the southmost attic floor flat forming part of a two storey and attic mid terraced building containing six flats in total. The building is accessed via a shared pend from South Mount Street which leads to an external staircase at the rear of the building and then to an internal staircase, addressed as 13A, which serves three flats over the first and attic floor levels. There is a further self contained flat located off the rear external staircase and another shared hallway at ground floor level accessible from the front of the building serving two flats.
Accommodation	The accommodation comprises: Attic Floor: Entrance Hallway, Living Room, Galley Kitchen, Bedroom and Shower Room with w.c.
Gross internal floor area (m²)	36 sq. metres, or thereby.
Neighbourhood and location	The subject property forms part of an established area, where surrounding properties are predominantly of a residential nature although with some commercial premises within the vicinity, located within the Rosemount district which is located a short distance north of Aberdeen City centre. Locally, the property has access to an adequate range of services and facilities.
Age	Built circa 1880.
Weather	Dry and cloudy.

Single Survey

Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The chimney stacks are constructed from solid pointed granite stonework, finished with stone copes and clay chimney cans which are bedded into cement haunchings. These are sealed to the roof pitches at their bases with mortar fillets and metal flashings.</p>
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof over the building is of a pitched design and is clad externally in traditional slates with a metal flashing dressing the ridge line and cement mortar fillet skewers formed at the wall head junctions which are finished with stone copes. There are flat felt dormer projections formed over the front and rear roof pitches which are sealed at their bases with metal flashings and side slips.</p> <p>Access was gained to the roof void area via the hatch within the ceiling of the hallway, where our inspection was heavily restricted due to high levels of insulation within the space. The roof is constructed from timber joists and rafters overlaid with timber sarking boards.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Rainwater fittings consist of cast-iron gutters discharging into matching downpipes which are connected into the drainage system.</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 external walls are constructed from solid pointed granite stonework.</p>

<p>Windows, external doors and joinery</p>	<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>Windows are of uPVC casement double glazed design.</p> <p>The front entrance door to the subject flat is of a timber panel design.</p> <p>The soffits and fascia boards around the dormer heads are finished in painted timber and low maintenance uPVC.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>External decorative finishes are finished in low maintenance uPVC and painted timber.</p>
<p>Conservatories / porches</p>	<p>None.</p>
<p>Communal areas</p>	<p>Circulation areas visually inspected.</p> <p>A shared access pend from South Mount Street allows access to the rear of the building where there is a further external staircase leading to the mutual hallway. The hallway is accessed via a timber panel entrance door and has been lined out in traditional lath and plaster throughout with daylighting provided via a single glazed metal skylight. A timber staircase provides access from the first floor to the attic floor level.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>There is a terrace of cellars located within the rear gardens which are constructed from roughcast brickwork walls beneath corrugated fibre cement sheet roof coverings.</p> <p>No internal access was gained as we were unable to confirm which stores pertains to the subject property.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The building fronts South Mount Street with a shared access pend from street level leading to the rear where there is a shared drying green predominantly set out in lawn and is enclosed by rubble stone boundary walls.</p>

Single Survey

Ceilings	Visually inspected from floor level. The ceilings are lined in plasterboard.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The walls and partitions are lined in plasterboard.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. 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. Flooring is of suspended timber construction. Our inspection of the flooring was restricted due to the presence of fully fitted floor coverings. Due to the position of the subject flat within the building, there are no sub-floor areas.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Internal doors are of a timber flush panel design and are installed within timber skirtings and facings. The kitchen is equipped with a range of wall and base units with worktop surfaces incorporating a stainless steel sink unit.
Chimney breasts and fireplaces	None.
Internal decorations	Visually inspected. The ceilings and wall surfaces are finished in painted paper and wallpaper. Internal joinery finishes are also painted or stained.
Cellars	None.

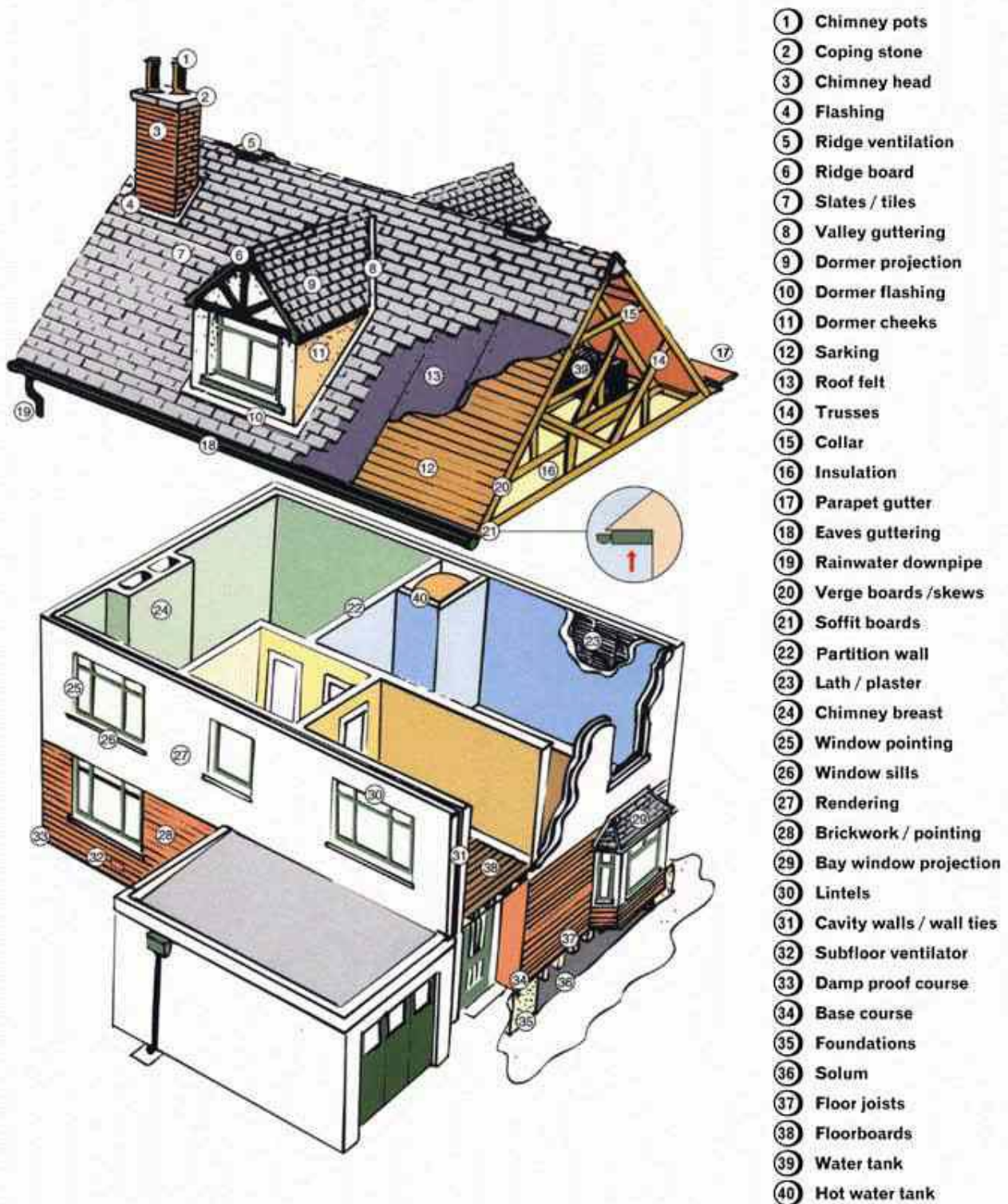
Single Survey

Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Electricity is from the main public supply. The electric meter and consumer unit are located within the cupboard off the galley kitchen. Electrical wiring, where seen, is of PVC sheath cabling.</p>
Gas	<p>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.</p> <p>Gas is from the mains public supply. The gas meter is fixed externally at the rear of the building.</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Water is from the mains public supply. Internal plumbing, where seen, is formed in PVC and copper pipework. The rising main serving the building was not fully inspected and it is assumed that all original lead pipework has been replaced, but not confirmed.</p> <p>The shower room is fitted with a 3-piece white suite with a shower fixed over the walk-in tray.</p>

Heating and hot water	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Heating is provided by a gas fired "Worcester Greenstar 4000 12KW System" central heating boiler which is wall mounted within the cupboard space off the kitchen. The boiler supplies thermostatically controlled radiators throughout.</p> <p>Hot water is provided by the gas fired central heating system and is stored within a foam insulated copper cylinder which is enclosed within the cupboard space in the bathroom. Due to the positioning of the hot water tank, our inspection was restricted to these parts.</p>
Drainage	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is understood to be to the mains public sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>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.</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>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 fully 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 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>No access was available to any sub-floor areas.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>Our inspection of the hot water tank was heavily restricted due to its enclosed location within the bathroom cupboard.</p> <p>The cold water rising main was not fully inspectable.</p> <p>Full and safe access was not available to the roof void area due to the presence of a thick layer of insulation throughout.</p> <p>Flat roof coverings were not 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	Evidence of settlement/movement has affected the building reflected by sloping to the flooring internally and stonework externally. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.



Dampness, rot and infestation

Repair category	2
Notes	<p>Staining and elevated moisture readings were recorded to the wall linings adjacent to the dormer projections within the living room and bedroom. The vendor has advised previous repairs have been carried out to the associated external areas. It would be prudent to continue monitoring areas, and should these issues persist further investigation should be undertaken.</p> <p>Otherwise, damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.</p>



Chimney stacks

Repair category	2
Notes	<p>Vegetation growth was protruding from some of the chimney heads with further areas of cracked and damaged mortar haunchings also evident. There is also cracked pointing noted at the party joint of the northmost chimney head.</p> <p>Our inspection of chimneys was limited but they are of an age and style where a degree of regular ongoing maintenance should be anticipated.</p>



Roofing including roof space

Repair category	2
Notes	<p>A number of loose and broken roof slates were visible together with vegetation between the slates. Roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul work may be required in future.</p> <p>There are flat roof coverings over the dormer projections. It should be appreciated that this type of covering can have a limited lifespan and will require a higher than normal degree of ongoing maintenance and eventual replacement. It may be prudent to confirm the service history of the roof covering.</p> <p>From our limited inspection of the roof void area, high levels of insulation have been installed within the space and there was staining evident to the sarking possibly due to condensation. Ventilation may need to be improved to these areas and this should continue to be monitored.</p>



Rainwater fittings

Repair category	2
Notes	<p>Rainwater goods are of an older style and have suffered corrosion. Gutters require to be cleared of vegetation and debris in the short term and on a regular basis.</p> <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	1
Notes	<p>Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended.</p>



Windows, external doors and joinery

Repair category	2
Notes	<p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p> <p>A number of the window units were found to be stiff within their frames and the bedroom window was also ill-fitting requiring attention.</p>

Single Survey



External decorations

Repair category	2
Notes	External decorative finishes are weathered to the dormer head surrounds. Paint finished and decorated external surfaces will require redecoration on a regular basis.



Conservatories/porches

Repair category	N/A
Notes	None.



Communal areas

Repair category	2
Notes	Communal areas leading to and surrounding the subject property have been visually inspected where possible, however it should be appreciated that there may be a common repairing liability in respect of other parts of the building out with the scope of our inspection and this should be confirmed. Externally, decay has occurred to the surrounds of the mutual entrance door. Internally, cracked and damaged plaster were noted throughout with some previous plaster repairs also evident. Elevated moisture readings were recorded to the linings around entrance door and should be further investigated and repaired as necessary. The metal skylight was also corroded.



Garages and permanent outbuildings

Repair category	2
Notes	The roofs over the terraced cellars may contain materials with an asbestos content. These have not been tested and we have not carried out an asbestos survey on the property however these materials should be handled by a competent contractor only. Asbestos waste can be costly to dispose of. No internal inspection was possible to any exclusive coal cellars as these could not be identified.

Single Survey



Outside areas and boundaries

Repair category	2
Notes	Areas of damaged and corroding metal railings were noted to the external staircase with further signs of cracked and bossed roughcast also evident. Boundary walls and fences should be regularly checked and maintained as necessary.



Ceilings

Repair category	1
Notes	There was some mildew staining to the ceiling within the shower room, although dry when tested.



Internal walls

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



Floors including sub-floors

Repair category	1
Notes	Sloping was noted to the flooring. Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.



Internal joinery and kitchen fittings

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



Chimney breasts and fireplaces

Repair category	N/A
Notes	None.

Single Survey



Internal decorations

Repair category	1
Notes	The property is in reasonable decorative order.



Cellars

Repair category	N/A
Notes	None.



Electricity

Repair category	1
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>The electrical installation appears to have been last tested in June 2021.</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

Repair category	2
Notes	<p>Degraded seals were noted around the shower tray enclosure and there was staining to the skirtings adjacent, although dry when tested. These areas should continue to be monitored, in particular when the property is in occupation.</p> <p>Sanitary fittings appear serviceable however surround seals, tiling and finishes should be checked and maintained watertight. We were unable to view concealed areas below sanitary fittings and cannot confirm they are free from damp or other defects.</p>

Single Survey



Heating and hot water

Repair category	1
Notes	<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>Our inspection of the hot water tank was heavily restricted due to enclosed location within the bathroom cupboard.</p>



Drainage

Repair category	1
Notes	<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	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	N/A
Communal areas	2
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	N/A
Internal decorations	1
Cellars	N/A
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?	Second.			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	<input type="checkbox"/>	No	<input checked="" 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

The property is located in a Conservation Area and as such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Environment Scotland.

The subject flat has been formed within box dormer extensions through the front and rear roof pitches, although constructed over 20 years ago.

There is a pedestrian pend access from South Mount Street leading to the rear of the building which is shared with an adjacent building. All access rights and liability for maintenance should be confirmed.

The ground floor of the adjacent building is occupied by commercial premises, trading as a Beautician and Hairdresser.

The subjects form part of a tenement block of flats, although the address of 13 South Mount Street appears to cover adjoining buildings, therefore it has been assumed that maintenance/repair costs of the common parts of the subject building will be shared on an equitable basis with adjoining proprietors without any additional onerous liabilities. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

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.

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.

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 £230,000 (TWO HUNDRED AND THIRTY THOUSAND POUNDS STERLING).

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

Single Survey

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 £55,000 (FIFTY FIVE THOUSAND POUNDS STERLING).

Signed	<i>Steven Wilson</i> Electronically signed :- 05/11/2025 12:42
Report author	Steven Wilson
Company name	J & E Shepherd Chartered Surveyors
Address	35 Queen's Road Aberdeen AB15 4ZN
Date of report	29/10/2025

Mortgage Valuation Report



Property Address

Address 13 South Mount Street, Aberdeen, AB25 2TN
Seller's Name Paul & Pauline Wilson
Date of Inspection 29/10/2025

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) 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:

Assumed exclusive coal cellar.

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 subject property forms part of an established area, where surrounding properties are predominantly of a residential nature although with some commercial premises within the vicinity, located within the Rosemount district which is located a short distance north of Aberdeen City centre. Locally, the property has access to an adequate range of services and facilities.

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 works of maintenance and repair are required. Elements of the property are aging and likely to require attention.

Evidence of settlement/movement has affected the building reflected by sloping to the flooring internally and stonework externally. On the basis of a single inspection this appears longstanding with no evidence of recent movement apparent.

The property is located in a Conservation Area and as such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Environment Scotland.

The subject flat has been formed within box dormer extensions through the front and rear roof pitches, although constructed over 20 years ago.

There is a pedestrian pend access from South Mount Street leading to the rear of the building which is shared with an adjacent building. All access rights and liability for maintenance should be confirmed.

The ground floor of the adjacent building is occupied by commercial premises, trading as a Beautician and Hairdresser.

The subjects form part of a tenement block of flats, although the address of 13 South Mount Street appears to cover adjoining buildings, therefore it has been assumed that maintenance/repair costs of the common parts of the subject building will be shared on an equitable basis with adjoining proprietors without any additional onerous liabilities. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.

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.

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.

Mortgage Valuation Report

Valuation

Market value in present condition	£	<input type="text" value="55,000"/>
Market value on completion of essential repairs	£	<input type="text"/>
Insurance reinstatement value	£	<input type="text" value="230,000"/>

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

Is a reinspection necessary? Yes No

Declaration

Signed	<i>Steven Wilson</i> Electronically signed :- 05/11/2025 12:42
Surveyor's name	Steven Wilson
Professional qualifications	BSc (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	29/10/2025

Energy Performance Certificate (EPC)

Scotland

Dwellings

ATTIC FLOOR CENTRE , 13 SOUTH MOUNT STREET, ABERDEEN, AB25 2TN

Dwelling type: Top-floor flat
Date of assessment: 29 October 2025
Date of certificate: 30 October 2025
Total floor area: 36 m²
Primary Energy Indicator: 235 kWh/m²/year

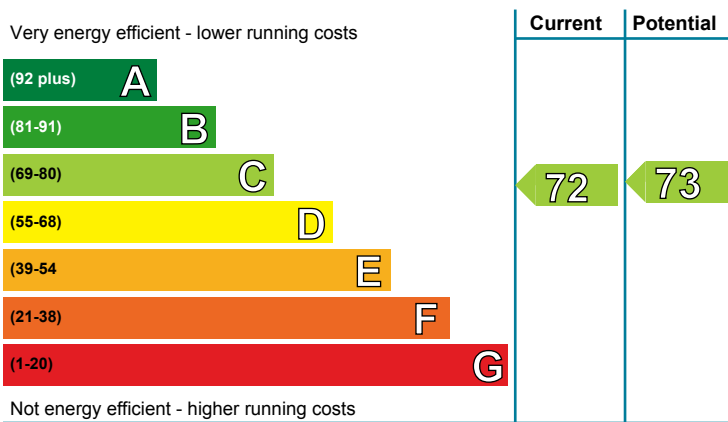
Reference number: 7190-7619-0622-6121-1053
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

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*	£1,977	See your recommendations report for more information
Over 3 years you could save*	£147	

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

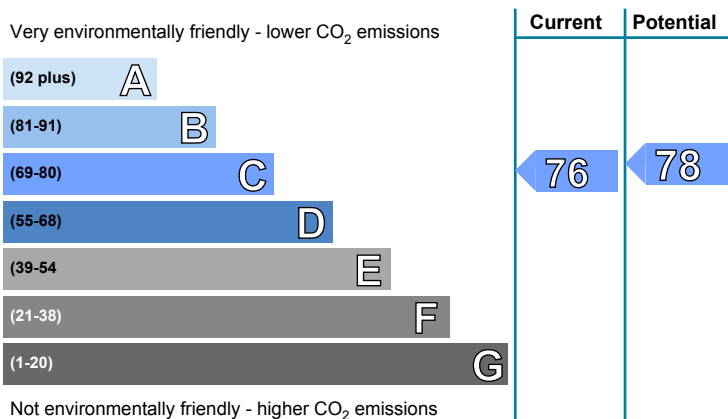


Energy Efficiency Rating

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 (72)**. 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 (76)**

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 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£39.00
2 Heating controls (room thermostat)	£220 - £250	£108.00

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	Timber frame, as built, no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Below average lighting efficiency	★★★☆☆	★★★☆☆

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 42 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 1.5 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.





Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,311 over 3 years	£1,245 over 3 years	
Hot water	£567 over 3 years	£486 over 3 years	
Lighting	£99 over 3 years	£99 over 3 years	
Totals	£1,977	£1,830	

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 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£13		
2 Upgrade heating controls	£220 - £250	£36		

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 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

2 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. 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.

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)	3,571.47	N/A	N/A	N/A
Water heating (kWh per year)	2,285.64			

About this document

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

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

Assessor's name:	Mr. Steven Wilson
Assessor membership number:	EES/018727
Company name/trading name:	J & E Shepherd
Address:	35 Queens Road Aberdeen AB15 4ZN
Phone number:	01224 202800
Email address:	aberdeen@shepherd.co.uk
Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

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