peterkins

Home Report



49 Baillie Crescent,
Alford, AB33 8EZ

produced in conjuction with aspc

aspc

Residential

49 Baillie Crescent,

Alford, AB33 8EZ

Price Over

£338,000

5 2 3 154m² EPC **C** Council tax band **F**









Contact solicitor

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

01467-672800

invprop@peterkins.com

http://www.peterkins.com

Features Garage Garden Off street parking

Description

We are pleased to offer for sale this beautifully presented **5 bedroom detached family home** set in a modern quiet development within the popular Village of Alford. Built by Stewart Milne only in the last few years, the property benefits from spacious living and bedroom accommodation set over 2 floors.

The ground floor comprises of an Entrance hallway, Lounge, W.C, Dining Kitchen/Family area on open plan and a Utility room.

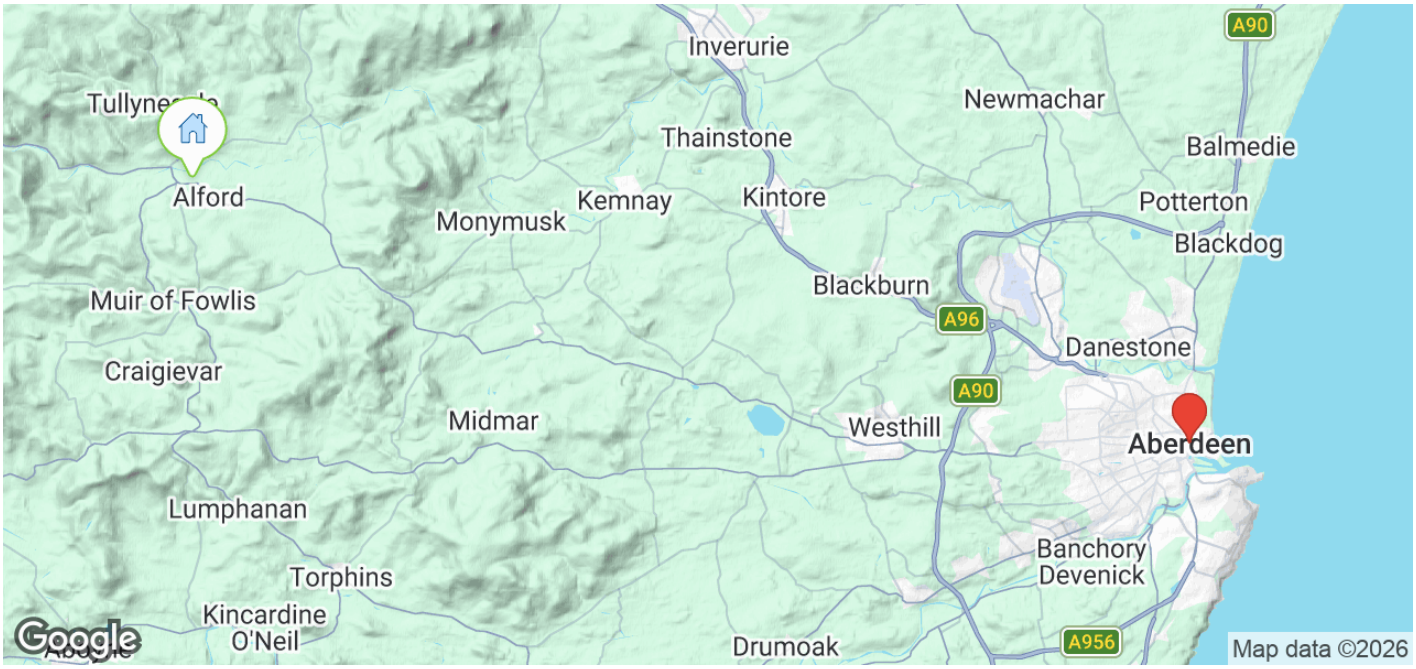
The upper floor consists of a master bedroom with the luxury of a walk in wardrobe and an ensuite shower room, another large bedroom with an ensuite as well as a further 3 Bedrooms and a Family bathroom.

Early viewing is recommended to appreciate the accommodation and location this property has to offer.

Location Alford is a thriving village enjoying a host of excellent amenities with primary and secondary schooling and Community Campus providing a nursery, primary school, academy, swimming pool and community library. Additional recreation activities include a golf course, tennis, bowling, a dry ski slope and the Haughton Country Park. The village maintains a good range of shops, hotels, a library and health centre and is well placed for access to the Lecht ski resort as well as being within easy commuting distance of Westhill, Aberdeen, Dyce and Inverurie.

Directions

Directions: Travelling on the A944, Aberdeen to Alford road, continue through the village of Alford and on leaving the village, turn left at the sign post for the Community Campus. Continue ahead, turning left onto Greystone Road. Continue to the bottom of this road and turn left into Baillie Drive. Follow this road through the development and number 49 is located on the left hand side as indicated by our For Sale sign.



Accommodation comprises

(Ground floor)

Entrance hallway: The welcoming hallway gives access to the Lounge, W.C, Dining kitchen, staircase to the upper floor and the integral Garage. Ceiling lights; smoke alarm, coat hooks, thermostat and wood effect flooring.

Lounge: 4.90m x 3.63m (16'1" x 11'11") approx. A good sized bright room at the front of the property with ample space for a variety of furniture. Ceiling lights; smoke alarm; telephone and television points and carpet.

W.C: A handy W.C/cloakroom with lovely décor including feature wall paper. Comprising of a toilet and wall mounted vanity wash hand basin. Downlights; extractor; chrome fitments and wood effect flooring.

Kitchen Diner/Family room: 10.18m x 2.94m (33'4" x 9'8") approx. Along the rear of the property, this room consists of the fitted kitchen with ample space for a large dining table and chairs along with lounge furniture. French doors open out to the rear garden providing a lovely spot for family gatherings. The kitchen is fitted with a modern range of base and wall units, coordinating worktops and matching

upstands. Worktop extends into a breakfast bar with seating for 2. The range of integrated appliances include an eye level oven, combination microwave, fridge freezer, wine fridge, dishwasher and a 5 ring induction hob with chimney style extractor hood above. Stainless steel sink with drainer and mixer tap. Window above with roller blind. Ceiling lights and downlights; smoke alarm; wood effect flooring.

Utility room: 2.41m x 1.75m (7'11" x 5'9") approx. Just off the kitchen, the utility room is fitted with base and wall units, coordinating worktop with upstand and lovely splashback tiling. Stainless steel sink with drainer and mixer tap. Undercounter space plumbed for washing machine and tumble dryer. Storage cupboard housing the consumer unit and meter. Ceiling light; coat hooks; extractor fan and wood effect flooring.

Staircase to upper floor: The carpeted staircase leads to the upper floor landing leading to the bedroom accommodation and family bathroom. Airing cupboard has fitted shelving and houses the hot water tank. Window to the side. Access hatch to partially floored loft space. Ceiling lights and smoke alarm.

(First floor)

Bedroom/Study: 3.88m x 2.76m (12'9" x 9'1") approx. A good sized double bedroom with window overlooking the rear garden. Ceiling light and carpet.

Master Bedroom: 3.63m x 3.55m (11'11" x 11'8") approx. A bright, generous bedroom with ample space for a super king sized bed along with a range of freestanding furniture. Walk in wardrobe with double doors, light, hanging rails and shelving. Windows to the front with open views over houses towards the nearby hills. Ceiling light and carpet.

Ensuite: Comprising of a concealed cistern toilet, vanity wash hand basin with a large fitted mirror above and a tiled shower enclosure with a rainfall and shower head combo. Opaque window and ladder heated towel rail. Downlights; extractor fan; shaver point; chrome fitments and wood effect flooring.

Bedroom: 2.08m x 2.89m (6'10" x 9'6") approx. This room can accommodate a single bed, nursery or home office. Window to the rear, ceiling light and carpet.

Bedroom: 3.91m x 3.42m (12'10" x 11'3") approx. Another spacious bedroom benefitting from an ensuite shower room, the room can easily accommodate a super king bed along with a range of free standing furniture. Window to the rear; ceiling light and carpet.

Ensuite: Fitted with a 3 piece suite comprising of a concealed cistern toilet, vanity wash hand basin and a large tiled shower enclosure with a mains fed shower head. Ladder heated towel rail. Downlights; extractor; shaver point; opaque window and tile flooring.

Bedroom: 2.76m x 2.69m (9'1" x 8'10") approx. Currently used as a home office but can accommodate a bed along with a range of free standing furniture. Fitted shelf with hanging rail. Window to the front, ceiling light and carpet.

Bathroom: The family bathroom is fitted with a modern 4 piece suite comprising of a concealed cistern toilet, wash hand basin set in storage unit with a large fitted mirror and shaving point, bath textured splashback tiling and hose and a separate tiled shower enclosure with a mains fed head. Ladder heated towel rail and chrome fitments. Opaque window; downlights; extractor and wood effect flooring.

(Outside)

There is a driveway with space for parking 2 cars in front of the integral double garage. The rear garden is fully enclosed making it ideal for a family with children and/or pets.The lock block driveway provides off street parking for 2 cars in front of the double garage.

The integral Double Garage houses the central heating boiler and benefits from light, power and an up and over door. It can be accessed from the hallway in the property.

The front area of garden is laid to lawn with borders of established bushes.

A wooden gate at the side gives access into the rear well maintained garden which is fully enclosed with fencing and brick wall making it ideal for young children and/or pets. Mostly laid to lawn with borders of stone chips. Area of patio provides a lovely spot for outdoor furniture, great for summer family entertaining.

Wooden storage/tool shed at the side. Outdoor tap; power sockets and security lighting.

(Other information)

The property benefits from LGP gas central heating, 2.7Kw solar panels and full double glazing.

Floorplan



Photo gallery






















View this property on aspc.co.uk:

https://www.aspc.co.uk/search/property/439712/49-Baillie-Crescent/Alford/

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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
EE	Limited	Limited	Likely	Likely
3	Limited	Limited	Likely	Likely
O2	Limited	Limited	Likely	Likely
vodafone	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: 49 Baillie Crescent
Alford
United Kingdom
AB33 8EZ

Seller: John Methven/ Nova Methven

Date completed: 18/02/2026

Contents

1. Length of Ownership
2. Council Tax
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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?

3.5 years

2. Council Tax

Which Council Tax band is your property in?

F

3. Parking

What are the arrangements for parking at your property?

in a garage | in the driveway | on the street

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-fired

When was it installed?

When house was built (2023)

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

Flogas

Water mains/private water

Yes

Supplier

Scottish Water

Electricity

Yes

Supplier

BG

Mains Drainage

Yes

Supplier

Aberdeenshire Council

Telephone

Yes

Supplier

Sky

Cable TV/Satellite

Yes

Supplier

Sky

Broadband

Yes

Supplier

Sky

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?

No

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?

Yes

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

James Gibb, Suite 1B, 26-28 Merchant Exchange, Exchange Street, Aberdeen AB11 6PH £19/month

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)

Yes

Please give details of the work or installations covered

10 year NHBC Guarantee until October 2033

Where are the guarantees/policies?

With title deeds

Damp Course

No

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

No

Outstanding claims

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

No

15. Boundaries

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

No

16. Notices that affect your property

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

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

No

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

No

That affects your property in some other way?

No

Comments

Single Survey

survey report on:

Property address	49 Baillie Crescent Alford AB33 8EZ

Customer	John Methven and Nova Methven

Customer address	49 Baillie Crescent Alford AB33 8EZ

Prepared by	Shepherd Chartered Surveyors

Date of inspection	24/02/2026

SHEPHERD
CHARTERED SURVEYORS

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[1].

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. [X]

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 Report[2].

1.6 INTELLECTUAL PROPERTY

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

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

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

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.

Single Survey

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 property comprises a two storey detached house, originally built by Stewart Milne Homes.
Accommodation	GROUND FLOOR: Entrance Hallway, Living Room, open plan Dining Kitchen with Family Area and Utility off, and Cloakroom. UPPER LEVEL: Landing, Master Bedroom with En-Suite Shower Room and Walk-in Wardrobe, Guest Bedroom with En-Suite Shower Room, Three Further Bedrooms and Bathroom.
Gross internal floor area (m²)	154sqm approximately.
Neighbourhood and location	The property forms part of a modern private residential development, originally built by Stewart Milne Homes, within Alford. The location is convenient for local amenities.
Age	4 years approximately.
Weather	Dry and overcast. The report should be read in this context.
Chimney stacks	None.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The roof is pitched and part hipped, clad with tiles and with half round concrete ridge and hip tiles, clipped into position. There are lined valley gutters where different pitches of roof adjoin each other. Dry uPVC verge caps have been installed The roof space was inspected through a ceiling hatch to the upper level landing. The roof is timber framed, with under tile membrane material and with glasswool quilt insulation installed between the ceiling joists. The roof space has been partly floored. The roof space inspection was restricted to a head and shoulders inspection only.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater goods are formed in uPVC materials.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls are of a cavity construction, incorporating a structural timber frame inner leaf and a concrete block outer leaf, roughcast externally and with pointed brick finishes. There are sections of uPVC Cedral cladding to the upper level.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** The windows are of uPVC framed and double glazed type. The front and side entrance doors are of uPVC framed and double glazed design, with a set of uPVC framed and double glazed French doors which lead from the dining kitchen into the rear garden. Three are uPVC clad fascias and soffits to rooflines.

External decorations	**Visually inspected.** The external decorations are mainly uPVC finishes.

Conservatories / porches	None.

Communal areas	**Circulation areas visually inspected.** There are communal areas on the development, however, these were not inspected.

Garages and permanent outbuildings	**Visually inspected.** There is an integral double car garage which is built on a concrete base and with block work walls, roughcast externally. The garage is accessed internally from the hallway, with an electrically operated vehicular door to the front.

Outside areas and boundaries	**Visually inspected.** There are garden grounds to the front, side and rear. In general terms, there is a mono-block driveway to the front of the property, with an area of lawn. To the side and rear of the property the garden area is laid to lawn, with concrete slab site paths and with the boundaries defined by a wall or fence.

Ceilings	**Visually inspected from floor level.** The ceilings are of ceiling joists, lined with plasterboard.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Internal walls are of stud, lined with plasterboard.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** Flooring at ground floor level is of solid concrete, with flooring to the upper level of a suspended timber construction overlaid with timber chipboard floorboards. There are fitted floor coverings installed. There is no sub-floor void.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The internal joinery finishes are of timber. The interior doors are of timber frame and panel or of timber frame and glazed design. The kitchen is fitted with a modern range of floor standing and wall mounted units, with some storage units in the utility room. There is a timber staircase with handrail which leads from the ground floor entrance hallway to the upper level landing.

Chimney breasts and fireplaces	None.

Internal decorations	**Visually inspected.** The internal decorations comprise of painted, papered or tiled finishes.

Cellars	None.

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** Mains electricity supply. The electricity meter and consumer unit are wall mounted in a utility room cupboard. Visible wiring is of PVC coated cabling with 13amp sockets.

Gas	**Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** There is no mains gas supply, however, there is an off site bulk LPG storage tank which provides a supply of gas to each property, with individual meters. The gas meter is in an external box.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Mains water supply. The kitchen comprises a one and a half bowl stainless steel sink unit with drainer, with a stainless steel sink unit and drainer in the utility room. The ground floor cloakroom comprises a toilet and wash hand basin. Each en-suite shower room comprises a shower compartment with shower, toilet and wash hand basin. The bathroom comprises a bath, separate shower compartment with shower, toilet and wash hand basin. All visible pipework is formed in copper or uPVC materials

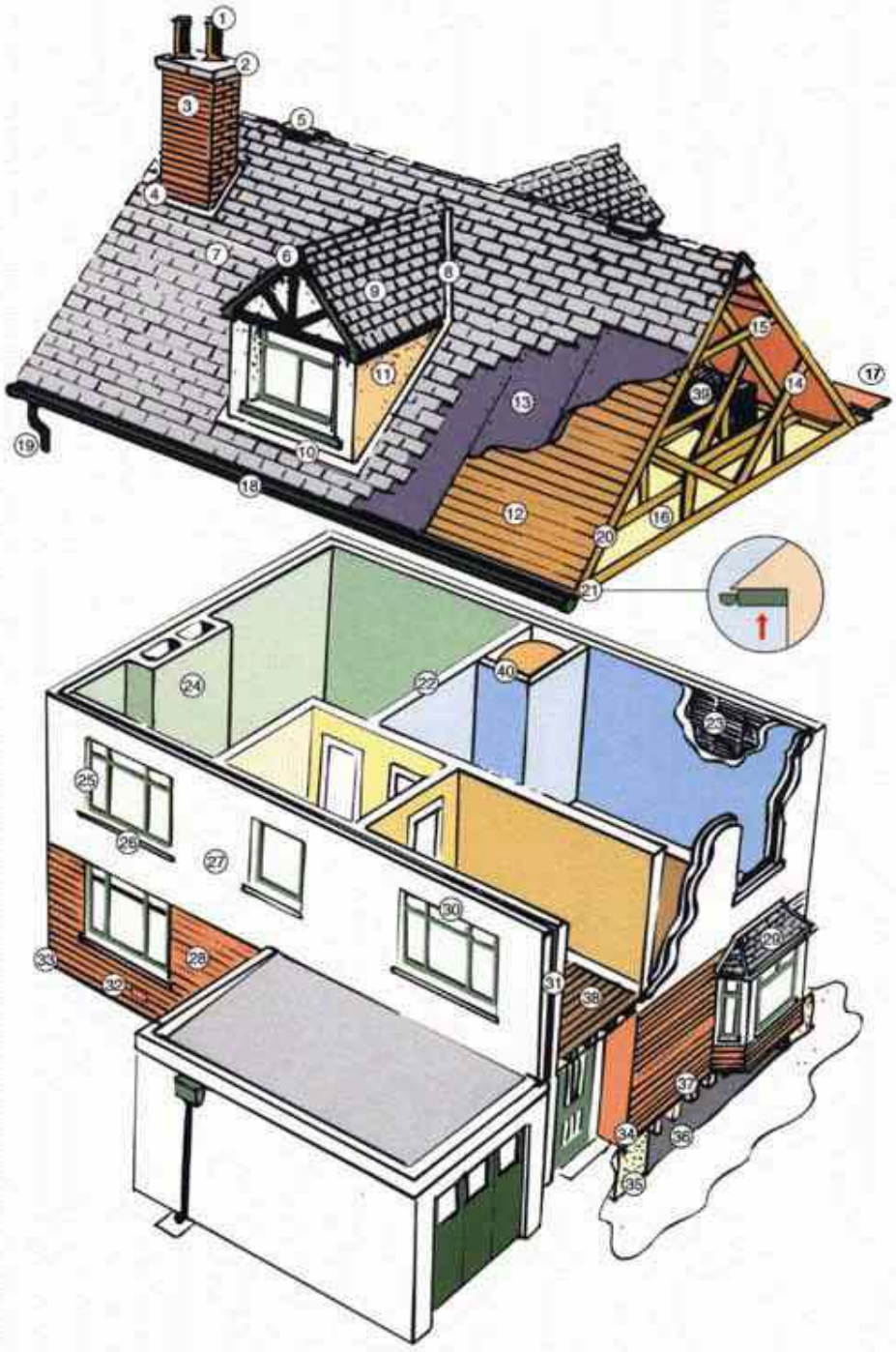
Heating and hot water	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** There is an LPG fired Ariston Clas One 18KW central heating boiler, installed in the garage. This boiler supplies steel panel radiators and also provides the domestic hot water. There is a hot water storage cylinder installed within an upper level landing cupboard.

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is connected to the main public sewer.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** 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.

Any additional limits to inspection	The property was occupied, fully furnished and with floors covered. There is no sub-floor void and the roof space inspection was restricted to a head and shoulders inspection only. The external inspection was restricted due to site boundaries and some sections of roof covering could not be seen. The garage was stored with personal belongings and a car was parked in situ. We have not disturbed insulation in accordance with Health and Safety Guidelines and furniture, personal effects (particularly in cupboards) and floor coverings have not been moved. 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. No access was available to any sub-floor areas. Windows and external doors were not all fully opened or tested. 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.

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partition wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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.

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	1
Notes	Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range.

Chimney stacks	
Repair category	N/A
Notes	None.

Roofing including roof space	
Repair category	1
Notes	No significant defects were noted at the time of inspection. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they remain watertight.

Rainwater fittings	
Repair category	1
Notes	Within the limitations of our inspection rainwater goods were seen to be free from significant defect. 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.

Main walls	
Repair category	1
Notes	Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended.

Windows, external doors and joinery	
Repair category	1
Notes	Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.

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	None.

Communal areas	
Repair category	1
Notes	No reportable defects noted.

Garages and permanent outbuildings	
Repair category	1
Notes	Normal maintenance will be required to the garage.

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.

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	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. Internal glazing should be checked for safety glass.

Chimney breasts and fireplaces	
Repair category	N/A
Notes	None.

Internal decorations	
Repair category	1
Notes	The property is in good decorative order.

Cellars	
Repair category	N/A
Notes	None.

Electricity	
Repair category	1
Notes	The Institution of Engineering and Technology recommends that inspections and testing 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. PV panels were noted to be fitted to the roof slope and we understand a feed in tariff exists in this regard. It is assumed these panels are fully owned with no third party finance agreement. This should be fully investigated prior to purchase.

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	1
Notes	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.

Heating and hot water	
Repair category	1
Notes	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.

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

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	1
Chimney stacks	N/A
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	N/A
Communal areas	1
Garages and permanent outbuildings	1
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	N/A
Internal decorations	1
Cellars	N/A
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

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

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

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

3. Accessibility information

Guidance notes on accessibility information

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

Unrestricted parking within 25 metres:
For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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

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

Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed through an inspection of the Title Deeds.

The property was built less than 10 years ago and it is assumed that the remainder of the 10 Year NHBC Guarantee Certification is still valid and transferable with the Title Deeds.

Tests by the national Radiological Protection Board identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the UK Health Security Agency.

The property is fitted with photovoltaic panels supplying electricity back to the National Grid. All documentation relating to the system should be obtained in order the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to 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 £505,000 (FIVE HUNDRED AND FIVE 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 £340,000 (THREE HUNDRED AND FORTY THOUSAND POUNDS STERLING).

Signed	*Paul Delaney* Electronically signed :- 25/02/2026 14:12

Single Survey

Report author	Paul Delaney

Company name	J & E Shepherd Chartered Surveyors

Address	35 Queen's Road Aberdeen AB15 4ZN

Date of report	24/02/2026

Mortgage Valuation Report

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

Property Address

Address	49 Baillie Crescent, Alford, AB33 8EZ
Seller's Name	John Methven and Nova Methven
Date of Inspection	24/02/2026

Property Details

Property Type
- [X] 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
- [X] 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 [X] 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: 2022

Tenure

[X] Absolute Ownership [ ] Other

Accommodation

Number of Rooms
- [2] Living room(s)
- [5] Bedroom(s)
- [1] Kitchen(s)
- [3] Bathroom(s)
- [4] WC(s)
- [1] Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings): [154] m² (Internal) [ ] m² (External)

Residential Element (greater than 40%): [X] Yes [ ] No

Garage / Parking / Outbuildings

- [ ] Single garage
- [X] Double garage
- [ ] Parking space
- [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

None.

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 locationof 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:

LPG fired boiler to radiators.

Site

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

☐ Rights of way	☐ Shared drives / access	☐ Garage or other amenities on separate site	☐ Shared service connections
☐ 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 property forms part of a modern private residential development, originally built by Stewart Milne Homes, within Alford. The location is convenient for local amenities.

Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed through an inspection of the Title Deeds.

The property was built less than 10 years ago and it is assumed that the remainder of the 10 Year NHBC Guarantee Certification is still valid and transferable with the Title Deeds.

Tests by the national Radiological Protection Board identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the UK Health Security Agency.

The property is fitted with photovoltaic panels supplying electricity back to the National Grid. All documentation relating to the system should be obtained in order the transfer of ownership can be carried out as part of the conveyancing process. It should be confirmed that there are no outstanding financial liabilities or contracts attached to 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.

In addition to the accommodation detailed, there is a utility room.

Essential Repairs

None noted.

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	£ 340,000
Market value on completion of essential repairs	£
Insurance reinstatement value	£ 505,000

(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	*Paul Delaney* Electronically signed :- 25/02/2026 14:12
Surveyor's name	Paul Delaney
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	24/02/2026

Energy Performance Certificate (EPC)

Dwellings

Scotland

49 BAILLIE CRESCENT, ALFORD, AB33 8EZ

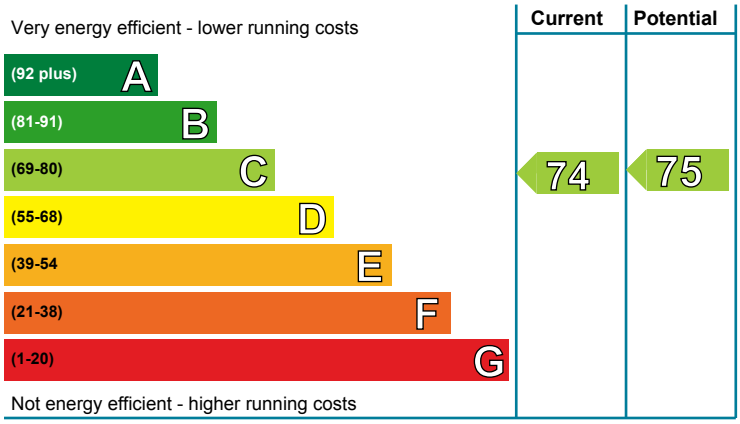
Dwelling type:	Detached house	**Reference number:**	8416-2422-2530-2814-0222
Date of assessment:	24 February 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	24 February 2026	**Approved Organisation:**	Elmhurst
Total floor area:	154 m²	**Main heating and fuel:**	Boiler and radiators, LPG
Primary Energy Indicator:	112 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£4,983**	See your recommendations report for more information
Over 3 years you could save*	**£93**	

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

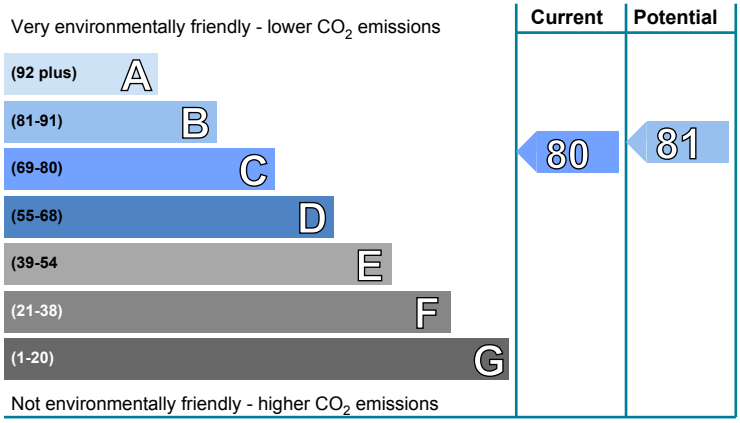


Energy Efficiency Rating

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 (74)**. 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 (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (80)**

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 Solar water heating	£4,000 - £7,000	£99.00

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, 300 mm loft insulation	★★★★★	★★★★★
Floor	Solid, insulated (assumed) To unheated space, insulated (assumed)	— —	— —
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, LPG	★★☆☆☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★☆☆☆	★★★★☆
Lighting	Good 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, CO_2 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 24 kg $CO_2/m^2/yr$.

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 3.7 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	£3,765 over 3 years	£3,783 over 3 years	You could save £93 over 3 years
Hot water	£966 over 3 years	£855 over 3 years	
Lighting	£252 over 3 years	£252 over 3 years	
Totals	**£4,983**	**£4,890**	

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 Solar water heating	£4,000 - £7,000	£33	C 75	B 81

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.

energy saving trust

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 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.

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:

- Solar photovoltaics

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)	11,129.85	N/A	N/A	N/A
Water heating (kWh per year)	3,006.19			

Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

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. Paul Delaney
Assessor membership number:	EES/010341
Company name/trading name:	J & E Shepherd
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Related party disclosure:	No related party

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

Use of this energy performance information

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

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.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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