

Home Report



**GFL 37 Whitehall Place,
Aberdeen, AB25 2RH**

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Aberdeen, AB25 2RH

Price Around
£118,000



 2  2  1   60m² EPC D Council tax band D



Contact seller
07890 862 192

Contact solicitor
Peterkins
(Property Sales) 100 Union Street
Aberdeen
AB10 1QR
01224 428100
propcen@peterkins.com
<http://www.peterkins.com>



Features  Garden  Ground floor bedroom & bathroom  On street parking

Description

We have the pleasure in offering for sale this appealing **two public/two bedroom ground floor flat** located within a popular West End location with its common areas protected by a security entry system. The spacious property boasts high ceilings and fresh décor making a fantastic purchase for a buy-to-let investor or first-time buyer. The spacious accommodation comprises of: Centrally positioned hallway; well-presented living room with feature fireplace; dining room; fitted kitchen with appliances; two bedrooms; attractive bathroom with an over bath shower. Outside there is on street permit parking, a communal rear garden, exclusive store and outhouse. Heating is provided by a gas central heating system and all windows are double glazed. The fitted flooring, white goods, light fittings and blinds will be included in the sale. **Note:** The furniture and furnishings may also be purchased by separate negotiation.

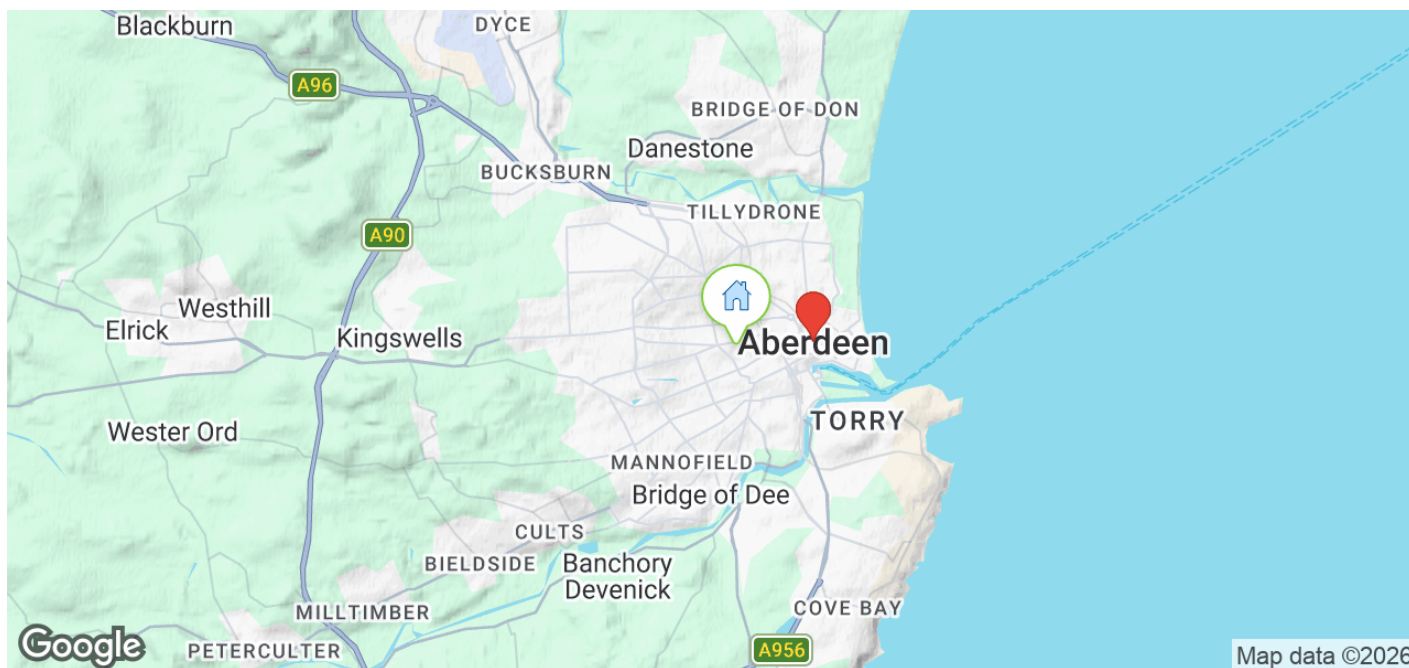
- Appealing Two Public/Two Bedroom Ground Floor Flat
- Ideal for a “Buy-To-Let Investor” or “First-Time Buyer”
- Well-Presented Living Room with Feature Fireplace

- Dining Room
- Fitted Kitchen with Appliances
- Two Bedrooms
- Attractive Bathroom with an Over Bath Shower
- Gas Central Heating
- Double Glazing
- Communal Rear Garden
- Exclusive Store & Outhouse
- On Street Permit Parking

Location Whitehall Place is situated within the heart of the city's fashionable West End. Both the City Centre and Rosemount are within walking distance of the property which is served by a wide variety of independent retailers, convenience stores serving everyday needs, reputable coffee shops, take-away outlets and restaurants. The Grammar School is located within a two-minute walk of the property and there are also reputable nurseries and primary schools in the area. Regular public transport is available nearby and His Majesty's Theatre, Central Library, the recently refurbished Art Gallery, and Union Terrace Gardens are also very accessible.

Directions

From the West End of Union Street turn right onto Rose Street and continue straight ahead at the traffic lights onto Esslemont Avenue. Proceed straight ahead and take the first left onto Whitehall Place. Number 37 is situated on the left-hand side of the road as indicated by our "For Sale" sign.



Accommodation comprises

Entrance: The shared entrance is accessed via a security entry system. There is a staircase leading to all floors and an exclusive store located on the ground floor landing with power and light installed. An exterior door leads out to the communal rear garden.

Hallway: A hardwood exterior with glazed panel above gives access to the centrally positioned hallway; high level gas meter and electric meter cupboard; wall mounted door entry handset; radiator; coat hooks; downlighters; fitted carpet.

Living Room: 4.04m x 3.93m (13'3" x 12'11") approx. Tastefully presented living room with a tall window to the front of the property fitted with "Venetian" blinds; feature oak fire surround complete with a slate inset/hearth and open fire; two alcoves fitted with glass shelves and downlighters; radiator; smoke and CO detectors; ceiling cornice; pendant light fitting; stripped and varnished wood floor.

Dining Room: 3.36m x 2.63m (11'11" x 8'8") approx. This versatile room is currently being utilised as a dining room; tall window to the rear of the flat fitted with "Venetian" blinds; built-in storage cupboard; radiator; pendant light fitting; laminate flooring; access to the kitchen.

Kitchen: 3.20m x 2.01m (10'6" x 6'7") approx. The kitchen is fitted with a range of base, wall mounted and glass display cabinets linked by contrasting work surfaces and wall tiles; stainless steel sink and drainer with a mixer tap; gas cooker with a stainless steel extractor hood above; fridge; washing machine; central heating boiler; two windows overlooking the communal rear garden; tall modern radiator; heat and CO detectors; pendant light fitting; vinyl tile flooring.

Bedroom 1: 3.58m x 3.02m (11'9" x 9'11") approx. Spacious double bedroom with a rear aspect; tall window fitted with a roller blind; free standing wardrobe; picture rail; ceiling cornice; pendant light fitting; fitted carpet.

Bedroom 2: 4.05m x 2.15m (13'4" x 7'1") approx. The second bedroom is positioned to the front of the property and has a tall window fitted with "Venetian" blinds; free standing wardrobe; radiator; light pendant; fitted carpet.

Bathroom: Attractive, fully tiled bathroom fitted with a white three-piece suite comprising of: W.C., wall hung wash hand basin and bath complete with an over bath electric shower and shower curtain; shaver point; built-in storage cupboard; further cupboard housing the hot water tank; modern chrome radiator; extractor fan; downlighters; tiled floor.

(Outside)

The communal rear garden enjoys a high degree of privacy and is mainly laid to grass. There is also an exclusive outhouse pertaining to the property.

Parking: There is on street permit parking available on Whitehall Place. Residents can apply for a permit through Aberdeen City Council.

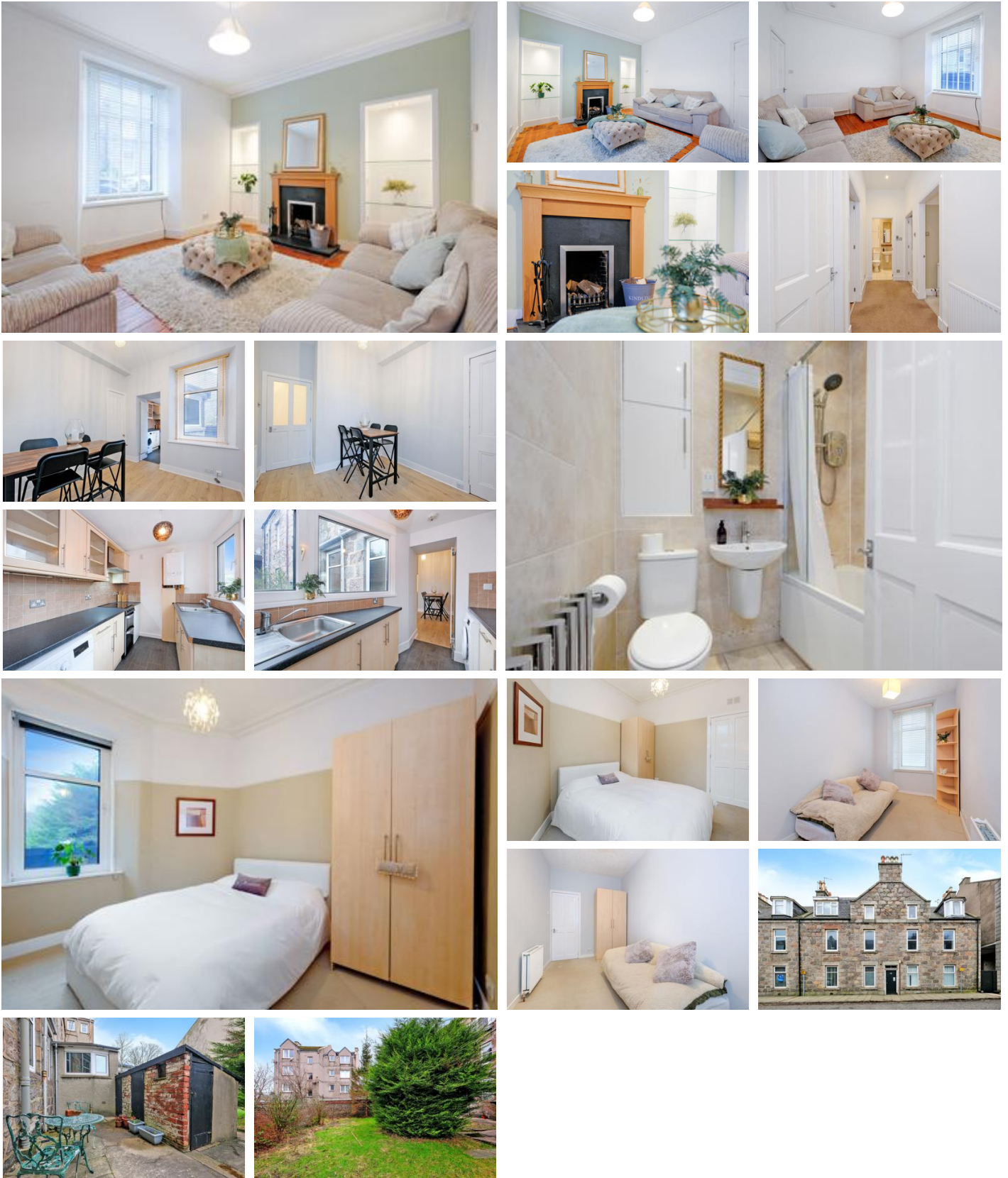
Floorplan

37 Whitehall Place



Ground Floor

Photo gallery



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

<https://www.aspc.co.uk/search/property/439483/GFL--37-Whitehall-Place/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
EE	 Limited	 Limited	 Likely	 Likely
3	 Limited	 Limited	 Likely	 Likely
O2	 Likely	 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: GFL, 37 Whitehall Place
Aberdeen
United Kingdom
AB25 2RH

Seller: Anna Duthie

Date completed: 09/02/2026

◉ ◀ 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?

15 years

2. Council Tax

Which Council Tax band is your property in?

D

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 fired - combi boiler

When was it installed?

January 2018

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

Octopus Energy

Water mains/private water

Yes

Supplier

Scottish water

Electricity

Yes

Supplier

Octopus Energy

Mains Drainage

Yes

Supplier

Telephone

Supplier

Cable TV/Satellite

Broadband

Supplier

Septic Tanks

Is there a septic tank system at your property?

◉ ◀ 11. Responsibilities for Shared or Common Areas

Joint responsibilities

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

Common Areas

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

Please give details

As part of a tenement block of flats, there is a responsibility to contribute to the cost of communal repairs to the building.

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?

Yes

Please give details

The flat roof on the kitchen extension was replaced in February 2022.

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?

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?

Guarantees

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

◉ ◀ 14. Guarantees

Select those applicable

Electrical work

Roofing

Please give details of the work or installations covered

Where are the guarantees/policies?

Central heating

NHBC (National House-Building Council)

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	Ground Floor Left 37 Whitehall Place Aberdeen AB25 2RH
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Customer	Anna Cumming
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Customer address	Ground Floor Left 37 Whitehall Place Aberdeen AB25 2RH
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Prepared by	Shepherd Chartered Surveyors
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Date of inspection	09/02/2026
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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 subjects comprise a ground floor tenement flat within a semi detached two storey and attic tenement building containing six individual flatted units with access by means of a shared internal hallway and stairwell.
Accommodation	Ground Floor: Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms, Bathroom with WC.
Gross internal floor area (m²)	60 sq m or thereby.
Neighbourhood and location	The property is located within an established residential area of Aberdeen lying to the north west of the City Centre and where locally a wide range of facilities are available nearby. Surrounding properties are of a similar type and nature.
Age	Approximately 136 years.
Weather	Dull but dry following a sustained period of extremely wet weather.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are four chimneys pertaining to the building built above the front and rear elevations as well as the party and gable walls. These are constructed of pointed stonework and fitted with clay cans.

<p>Roofing including roof space</p>	<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 main roof is pitched and clad with traditional slates. There are slated and flat felt covered dormer projections to the top floor properties. The ridge is finished with a metal ridge capping and gable verges with cement fillet skews. The junction of the roof pitches are finished with metal valleys.</p> <p>No access was possible to the roof space area as this can only be accessed through the top floor flats.</p> <p>There is a flat felt covered roof over the kitchen extension.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Rainwater fittings are of mixed PVC and cast iron types.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls are constructed of pointed granite stonework while the walls of the rear kitchen extension appear constructed of roughcast brick/blockwork.</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 a double glazed uPVC casement type. The entrance doors to the building are of timber styles with daylighting to the upper floor stairwell by means of single glazed sash and casement windows.</p>

Single Survey

External decorations	Visually inspected. The external joinery timbers and metal rainwater fittings have been painted. The windows to the subject flat are maintenance free.
Conservatories / porches	Not applicable.
Communal areas	Circulation areas visually inspected. Access to the property is by means of a shared internal hallway with a timber stair providing access to the flats on the upper floors. There is an understair cupboard which we understand is exclusive to the subject flat. The stairwell is protected by a security entry door system.
Garages and permanent outbuildings	Visually inspected. To the rear of the property there is an exclusive garden store constructed of brick walls beneath a slated roof. There are several other outbuilding in a dilapidated condition although ownership is unclear.
Outside areas and boundaries	Visually inspected. The property has direct pavement frontage although there is a shared drying green to the rear enclosed by stone rubble walls. This is laid out in areas of grass, concrete and timber decking with some established bushes and shrubbery.
Ceilings	Visually inspected from floor level. Internally ceilings are lined out with a mixture of lath and plaster and plasterboard sheets with some of the ceilings also finished with textured artexing.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internally the external walls and timber stud partitions are lined out with a mixture of lath and plaster and plasterboard sheets.

Single Survey

Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Flooring throughout the property is of suspended timber. Our inspection of floor surfaces has been restricted by the presence of fitted floor coverings.</p> <p>We were able to access to the central sub floor area through a hatch within the hallway floor. The solum area is untreated and typically the walls have been built without a damp proof course.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Door surrounds and facings are of a painted timber style with internal doors of a timber panel type.</p> <p>The kitchen is fitted with an ample provision of wall and base units together with a stainless steel sink unit.</p>
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The open fire in the lounge is fitted within a tiled fireplace with a timber surround.</p> <p>The remaining fireplaces have been removed and blocked over.</p>
Internal decorations	<p>Visually inspected.</p> <p>Walls, ceilings and joinery finishes have been painted throughout.</p>
Cellars	Not applicable.

Single Survey

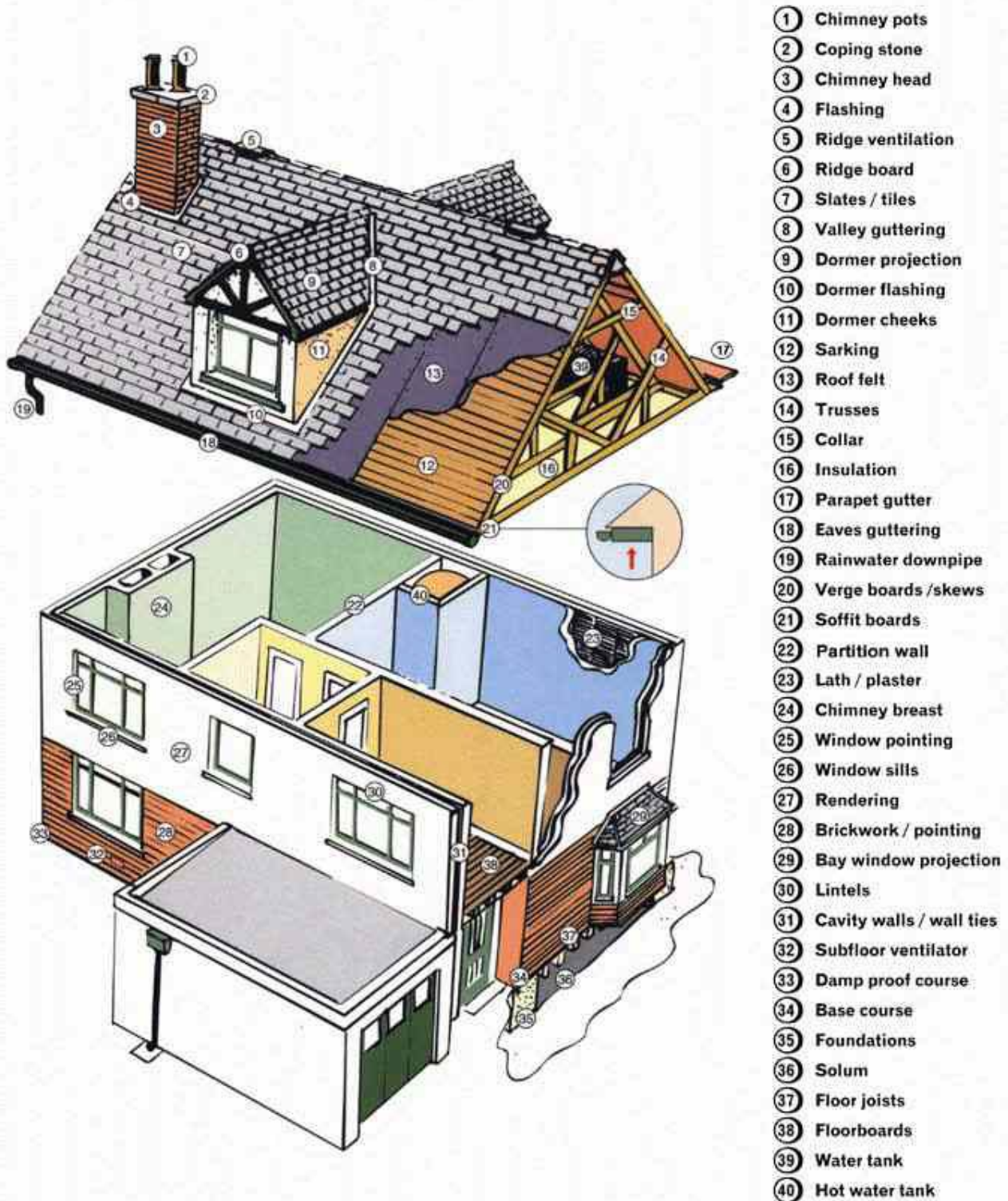
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Electricity is from mains supplies. The meter and older style fuse box are located at high level within the entrance hallway. Wiring appears of PVC cables and there is a reasonable distribution of power outlets around the accommodation.</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 mains supplies with the meter located in the hallway at high level.</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 mains supplies and distributed by means of PVC waste pipes and copper supply pipes although the type of rising main entering the property was not fully identified. The kitchen is plumbed for a washing machine and dishwasher.</p> <p>The bathroom is fitted with a white three piece suite.</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 and hot water is provided by the gas fired Ideal Logic condensing combi boiler located within the kitchen. This provides domestic hot water and thermostatically controlled radiators throughout.</p>

Single Survey

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

<p>Any additional limits to inspection</p>	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>At the time of inspection the property was found to be unoccupied but furnished with all floors covered.</p> <p>Inspection of the sub floor area has been restricted to the central sub floor area only and flooring joists along the front and rear elevations have not been inspected. No access was gained to the sub floor area within the kitchen extension and the flooring timbers beneath the bath have not been seen. Flooring timbers not seen by ourselves are therefore presumed to be free of defect.</p> <p>Not all windows have been tested.</p> <p>There are no accessible roof spaces.</p> <p>Inspection of the rear boundary walls was restricted in part due to shrubbery.</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>
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Sectional Diagram showing elements of a typical house




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


Single Survey

2. Condition

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

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

 Structural movement	
Repair category	1
Notes	There is evidence of some historic movement to the building reflected by slopes to window sills and lintols however on the basis of a single inspection any movement is considered to be historic and neither serious nor progressive.

 Dampness, rot and infestation	
Repair category	2
Notes	<p>Elevated damp meter readings were noted to areas of plasterwork at lower wall level to the rear wall of the kitchen and also to the rear bedroom window recess area. This appears caused by defective pointing at the rainwater goods combined with rubble build up. We have been retrospectively provided with a timber specialist report prepared by Messrs McKay Preservation dated 03/04/2026 quoting £490+vat to strip and relime the affected areas, and no further works recommended in the flat.</p> <p>Movement was noted to the flooring at the front entrance door to the building and also within the understair cupboard which is exclusive to the subject flat. McKay Preservation have quoted £400+vat for replacement of the floors in these areas albeit this will be a shared liability.</p> <p>There is damp ingress around the staircase windows on both the first and second floor half landing areas. In view of the age of the property and the type of construction there is a risk of deterioration to enclosed timbers not seen by ourselves it would be prudent to have this area of the property inspected by a timber and damp specialist and the valuation figure provided assumes no significant liability exists in this regard.</p> <p>No subfloor inspection has been carried out and subfloor joists and timbers are assumed in a satisfactory condition.</p>



Chimney stacks

Repair category	2
Notes	<p>There is vegetation growth to the westmost chimney head requiring removal and repointing. There is defective pointing to the eastmost chimney head which also requires repointing.</p> <p>Chimney stacks can be vulnerable to defect and should be regularly maintained.</p>



Roofing including roof space

Repair category	2
Notes	<p>The roof slating appears original and there is evidence of a number of broken slates where seen. There is weathering to the roof details particularly to the skews. There are several flat felt covered dormer projections to the upper floor flats and these have not been seen from ground level. Flat roofs of this type will have a restricted life span.</p> <p>As the roof covering is original this will require increasing maintenance liabilities as this grows closer to the end of its lifespan and the future liability for repair and eventual reslating should be considered. The liability for replacing the flat felt roofs pertaining to the top floor flats should be fully investigated prior to purchase.</p> <p>We understand that the flat felt roof over the kitchen extension has been replaced within the last 5 years and any guarantee documentation relating thereto should be obtained and transferred at the point of sale.</p>



Rainwater fittings

Repair category	2
Notes	<p>There is corrosion to the cast iron fittings. It would be advisable to confirm the condition of the rainwater fittings during heavy rainfall. Staining to the external walls may suggest overflowing during wet periods.</p>

Single Survey



Main walls

Repair category	2
Notes	<p>There are a number of areas of defective pointing to both the front, rear elevations and gable walls. A future programme of full repointing should be considered. This would however be a shared liability.</p> <p>There is a broken concrete cill to the kitchen window opening and the roughcasting to the south elevation may require some attention following the partial demolition of a former attached outbuilding.</p>



Windows, external doors and joinery

Repair category	2
Notes	<p>The windows to the subject flat are generally in reasonable order although are now of an age and type where increasing maintenance liabilities can be anticipated to the sealed units and opening mechanisms.</p> <p>There is deterioration to the single glazed timber staircase windows and heavy wear and tear to both the front and rear entrance doors while the timber frames are subject to decay. Overhaul/replacement works should be carried out in due course.</p>



External decorations

Repair category	2
Notes	<p>The metal rainwater fittings are subject to corrosion. Mutual joinery timbers would benefit from repair and redecoration.</p>



Conservatories/porches

Repair category	N/A
Notes	Not applicable.



Communal areas

Repair category	2
Notes	<p>Movement was noted to the flooring at the front entrance door to the building and also within the understair cupboard which is exclusive to the subject flat. McKay Preservation have quoted £400+vat for replacement of the floors in these areas albeit this will be a shared liability.</p> <p>There is damp ingress around the staircase windows on both the first and second floor half landing areas. In view of the age of the property and the type of construction there is a risk of deterioration to enclosed timbers not seen by ourselves it would be prudent to have this area of the property inspected by a timber and damp specialist and the valuation figure provided assumes no significant liability exists in this regard.</p> <p>There is plaster cracking on the top landing ceiling while the decorative finishes throughout the stairwell offer scope for longer term improvement. The mutual joinery timbers require overhaul.</p>



Garages and permanent outbuildings

Repair category	2
Notes	<p>The outhouses are generally in poor order with some of these in a dilapidated state and benefiting from full demolition. Some asbestos cement roofing materials were noted within one of the dilapidated buildings. This may require to be disposed of as a hazardous waste.</p>



Outside areas and boundaries


Repair category	2
Notes	<p>The rear boundary walls require repointing. Garden areas are slightly overgrown and offer scope for improvement.</p>




Ceilings


Repair category	2
Notes	<p>Cracking was noted to the rear bedroom ceiling.</p> <p>Textured coatings were noted to ceiling areas. On rare occasions, these materials can have an asbestos content. We have not tested these materials nor carried out an asbestos survey however, until the material is professionally tested the linings should be left undisturbed and the material handled by a competent contractor only.</p>

Single Survey

 Internal walls	
Repair category	1
Notes	<p>Dampness was noted at lower wall level within areas of the kitchen and rear bedroom (see dampness, rot and infestation).</p> <p>Otherwise within the limitations of our inspection no significant defects were noted.</p>


 Floors including sub-floors	
Repair category	1
Notes	<p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>Flooring joists have not been inspected and are therefore presumed free of defect (see dampness, rot & infestation).</p>


 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	1
Notes	<p>All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.</p> <p>It is assumed that all disused flues have been previously capped.</p>


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

Single Survey

 Cellars	
Repair category	N/A
Notes	Not applicable.

 Electricity	
Repair category	2
Notes	<p>The electrical fuse box would not comply with current IET standards and should be replaced with modern circuit breakers. The mechanical extractor fan within the bathroom is noisy and may have a restricted lifespan remaining.</p> <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>

 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	<p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p> <p>The cold water rising main was not fully inspectable.</p>

Single Survey



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	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
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	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/A
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. 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.

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 £300,000 (THREE HUNDRED 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 £120,000 (ONE HUNDRED AND TWENTY THOUSAND POUNDS STERLING).

Signed	<i>Jason Begg</i> Electronically signed :- 14/04/2026 05:53
Report author	Jason Begg
Company name	J & E Shepherd Chartered Surveyors
Address	35 Queen's Road Aberdeen AB15 4ZN

Single Survey

Date of report	09/02/2026
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Mortgage Valuation Report



Property Address

Address Ground Floor Left, 37 Whitehall Place, Aberdeen, AB25 2RH
Seller's Name Anna Cumming
Date of Inspection 09/02/2026

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:

Garden store.

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:

Full gas fired.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The subjects comprise a ground floor tenement flat within a two storey and attic tenement building constructed around 1890 and situated to the north west of Aberdeen City Centre and where locally a wide range of facilities are available nearby.

Elevated damp meter readings were noted to areas of plasterwork at lower wall level to the rear wall of the kitchen and also to the rear bedroom window recess area. This appears caused by defective pointing at the rainwater goods combined with rubble build up. We have been retrospectively provided with a timber specialist report prepared by Messrs McKay Preservation dated 03/04/2026 quoting £490+vat to strip and relime the affected areas.

Movement was noted to the flooring at the front entrance door to the building and also within the understair cupboard which is exclusive to the subject flat. McKay Preservation have quoted £400+vat for replacement of the floors in these areas albeit this will be a shared liability.

There is damp ingress around the staircase windows on both the first and second floor half landing areas. In view of the age of the property and the type of construction there is a risk of deterioration to enclosed timbers not seen by ourselves it would be prudent to have this area of the property inspected by a timber and damp specialist and the valuation figure provided assumes no significant liability exists in this regard.

Externally the roof covering appears original and there is broken and slipped slates where seen although no inspection was possible to the flat felt covered dormer projections. Further advice and quotations should be obtained from a roofing contractor prior to purchase. In addition there is some defective pointing and vegetation growth to the chimney heads.

There is defective areas of pointing to all elevations and a future programme of repointing should be strongly considered.

The rear garden and outhouses are neglected and offer scope for longer term upgrading.

The electrical installation is of mixed ages with the fusebox in particular being of a dated type and upgrading is recommended.

The subjects form part of a tenement/block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. 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.

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.

Essential Repairs

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="120,000"/>
Market value on completion of essential repairs	£	<input type="text"/>
Insurance reinstatement value	£	<input type="text" value="300,000"/>

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

Is a reinspection necessary? Yes No

Declaration

Signed	<i>Jason Begg</i> Electronically signed :- 14/04/2026 05:53
Surveyor's name	Jason Begg
Professional qualifications	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	09/02/2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

GROUND FLOOR RIGHT , 37 WHITEHALL PLACE, ABERDEEN, AB25 2RH

Dwelling type: Ground-floor flat
Date of assessment: 09 February 2026
Date of certificate: 10 February 2026
Total floor area: 60 m²
Primary Energy Indicator: 299 kWh/m²/year

Reference number: 0170-2341-5020-2006-1425
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*

£4,128

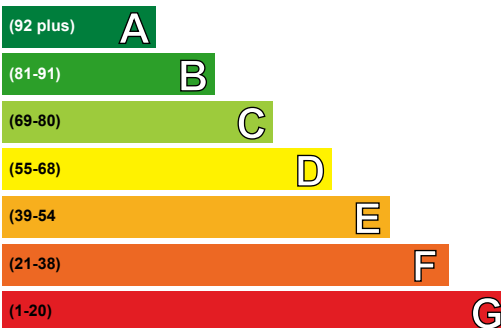
See your recommendations report for more information

Over 3 years you could save*

£1,053

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

Very energy efficient - lower running costs



Current	Potential
60	70

Energy Efficiency Rating

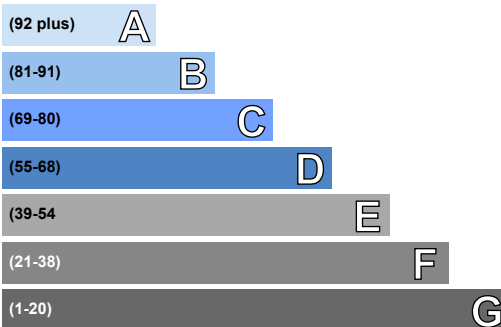
This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (60)**. 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.

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
67	78

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 D (67)**

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

Not environmentally friendly - higher CO₂ emissions

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£900 - £1,200	£159.00
2 Internal wall insulation	£7,500 - £11,000	£510.00
3 Floor insulation (suspended floor)	£5,000 - £10,000	£387.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whin, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Timber frame, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
	Flat, no insulation	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★★☆☆	★★★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆☆	★★★★☆☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
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, 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 48 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.9 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 0.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.







Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£3,219 over 3 years	£2,166 over 3 years	
Hot water	£780 over 3 years	£780 over 3 years	
Lighting	£129 over 3 years	£129 over 3 years	
Totals	£4,128	£3,075	

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 Flat roof or sloping ceiling insulation	£900 - £1,200	£53		
2 Internal wall insulation	£7,500 - £11,000	£170		
3 Floor insulation (suspended floor)	£5,000 - £10,000	£129		

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 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

2 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

3 Floor insulation (suspended floor)

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

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)	9,509.64	N/A	N/A	N/A
Water heating (kWh per year)	2,020.14			

Addendum

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

About this document

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

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

Assessor's name:	Mr. Jason Begg
Assessor membership number:	EES/022311
Company name/trading name:	J & E Shepherd
Address:	13 Albert Square Dundee DD1 1XA
Phone number:	01382 200454
Email address:	dundee@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.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



SURVEY REPORT

Property: 37 Whitehall Place
Aberdeen

Description of Property: Ground Floor Flat Left

Reference No: AMCK/9075

Survey Date: 03/04/26

Thank you for your enquiry, in accordance with your specific instructions an inspection of the under-mentioned accessible parts of the property was carried out by CTIS, CRDS, CSRT. Mr. A. McKay for Woodborers & Fungal Decay, we now set out our findings and recommendations.

To enable both you and our service technicians to locate the areas described in this report we have used the Front Elevation of the property as a guide point and the terms Front, Rear, Left and Right used as facing the building from the outside. Having carried out our inspection we report on the condition found at this time follow:

Room Front Right, Room front Left, Room rear Right, Room Rear Left, Kitchenette, Bathroom & Hall

Our inspection was restricted due to fitted floor coverings and furniture, from our limited inspection no visible woodworm activity noted.

DAMP

Kitchenette & Room Rear Right

Moisture readings noted to rear due to a combination of faulty rainwater goods and rubble build-up.

Our technicians to proceed as follows:

1. Remove skirting boards, plaster and lath from rear accessible wall to kitchenette 1m up from floor.
2. Remove skirting boards, plaster and lath from rear wall of room rear right below window.

Cont.

37 Whitehall Place Aberdeen

3rd April 2026

3. Clear rubble.
4. Carry out Wet Rot eradication treatment to exposed walls by sterilising with Fungicidal Fluid.
5. Reframe exposed wall area. All framing will be held in position with metal fixings as required.
6. Re-plaster exposed wall area.
7. Refit skirting boards.
8. Remove all resulting debris from site.

OBSERVATIONS

Mutuals

Damp and decay noted to floor to front and rear, we recommend a mutual cost of £400.00 +vat.

May we bring to your attention that we have reported upon problems evident to our surveyor at the time of inspection.

Please note our quotation covers only those items described in our report. We would point out, however that because the nature of the wood rotting fungi, decay might exist beyond the areas defined in the report. The full extent may not become apparent until our technicians open up the area. In the event of further remedial work being discovered an inspection will be carried out and a supplementary report and quotation will be submitted.

During the course of our works it is inevitable that dust will be created. Our technicians will take the precaution of sealing doors with masking tape, but we respectfully inform you that we can take no responsibility for cleaning or for damage caused by dust.

PLEASE COMPARE THE CONTENTS OF THIS REPORT WHEN EQUATING COST DIFFERENCES WITH OTHER CONTRACTORS.

Cont.

McKay Preservation

Specialists in the treatment of
Woodworm, Dry Rot and Rising Damp

Approved contractor for
CW & G Insurance Ltd

Quotation

Property: 37 Whitehall Place

Aberdeen

(Ground Floor Flat Left)

Subject: Damp

Date: 03/04/26

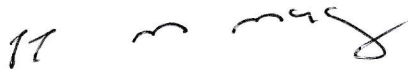
Report No: AMCK/9075

Our fixed price quotation for carrying out treatment as recommended in our report will be:-

£490.00 Subject to vat at appropriate standard rate

This does not include the cost of any replacement work other than described on our schedule.

This work being carried out as per our report will be guaranteed for a period of thirty years, in accordance with our terms attached.



Ally McKay CTIS CRDS CSRT

McKay Preservation

6 Broadfold Terrace, Bridge Of Don, Aberdeen AB23 8QT

Telephone: (01224) 703842 Mobile: 07543079345

E-Mail: amckay62@outlook.com

VAT REG No: 260948485

