

Home Report



27 Beech Court, Kemnay
Inverurie, AB51 5PY

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Kemnay, Inverurie, AB51 5PY

Prices Over
£99,000

2 1 1 **61m²** EPC **C** Council tax band **C**



Contact solicitor

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

01467-672800

invprop@peterkins.com

<http://www.peterkins.com>



Features Garden Self contained Off street parking

Description

Set within a quiet residential cul-de-sac, this **2 bedroom self-contained upper floor flat** is in easy walking distance of the local shops and amenities.

The accommodation comprises of an entrance stairwell leading up to the hallway, lounge, kitchen, shower room and 2 double bedrooms with built in wardrobes. Benefitting from gas central heating, full double glazing and a good amount of built in storage. Outside, there is a private fully enclosed garden with a large shed/workshop and a residents car park providing ample parking.

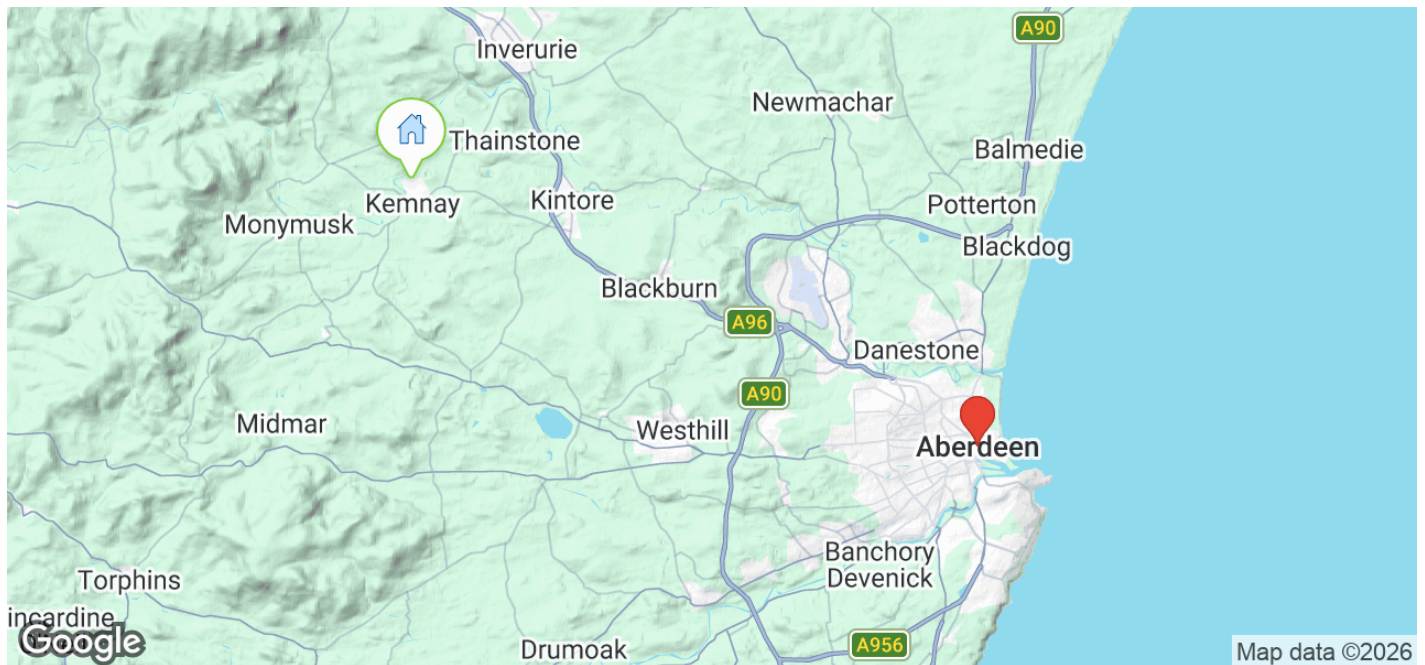
The property will be sold as seen.

Location Situated close to the centre of Kemnay and a short distance from the market town of Inverurie. Aberdeen is only 17 miles away making the property ideal for anyone looking to commute. Kemnay is a welcoming family friendly village with a variety of shops, restaurants and amenities, along with two primary schools and a secondary school. There are also a variety of recreational facilities

including an 18-hole golf course, bowling club and driving range, to name a few. The property is only a few miles from the Bennachie mountain range.

Directions

On entering Kemnay continue along the B993 road along Victoria Terrace. Take the third road on the right into Kendal Road. Continue to the T-junction, turning right and then first left into Bremner Way. Take the first left into Beech Court and No 27 is located a short distance ahead as indicated by our For Sale sign.



Accommodation comprises

Entrance: Door opens into the entrance staircase which is carpeted with a low level cupboard housing the consumer unit and meter. Ceiling light; smoke alarm and telephone point. Door at the top landing into the hallway.

Hall: The hallway gives access to all accommodation with a large storage cupboard at the end with fitted shelving. Downlights; smoke alarm and wood effect flooring.

Living room: 4.34m x 3.53m (14'3" x 11'7") approx. A good sized bright room with space for a range of freestanding lounge furniture along with a dining table if desired. Inset space with fitted glass display shelving. Window to the front fills the room with natural light. Downlights; television and telephone points; smoke alarm and wood effect flooring. Door into the kitchen.

Kitchen: 2.56m x 2.51m (8'5" x 8'3") approx. Fitted with a range of base and wall units, coordinating worktops, upstands and splashbacks. Stainless steel single bowl sink with drainer and mixer tap. Integrated fridge freezer, oven and gas hob with chimney style extractor hood above. Space with washing machine. Central heating boiler housed in wall unit. Window with roller blind. Ceiling light; smoke and carbon monoxide alarm and wood effect flooring.

Shower room: Modern suite comprising of a wall mounted wash hand basin, concealed cistern toilet and a large walk in shower enclosure with a mains fed shower head. Splashback tiling throughout with tiled flooring. Opaque window with blind. Downlights; extractor fan; heated towel rail and glass shelving.

Bedroom: 3.09m x 2.81m (10'2" x 9'3") approx. Bedroom has space for a double bed along with a range of freestanding furniture. Built in wardrobe with hanging rail and shelving. Window overlooking gardens. Ceiling light and carpet.

Bedroom: 3.35m x 2.81m (11' x 9'3") approx. A second good sized bedroom with space for a double bed along with a range of freestanding furniture. Built in wardrobe with hanging rail and shelving. Window; ceiling light and carpet.

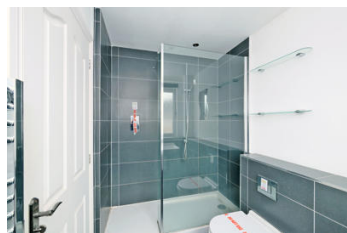
(Outside)

Externally there is access to a private, fully enclosed garden, it is low maintenance being mostly laid with stone chips with several established trees. With a large shed/workshop that benefits from power. Rotary clothes dryer. There is allocated off-street parking in the nearby car park at the front.

Floorplan



Photo gallery



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

<https://www.aspc.co.uk/search/property/441064/27-Beech-Court/Inverurie/>

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Broadband speed



Superfast

You can get up to **80 Mbps** average speed at this postcode.

Mobile coverage

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

Ofcom

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

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

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

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

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

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

ASPC Home Report Property Questionnaire

This Home Report Property Questionnaire as been modified to include space for explanatory notes or comments after each question. Providing these comments is entirely optional, but you may use them to give any details that will help the reader understand your answers.

If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, you must tell your solicitor immediately.

Address of Property:

Seller(s)

Complete?

Comments:

Date of Completion of Questionnaire

Complete?

1. Length of Ownership

Complete?

How long have you owned this property?

Comments:

2. Council Tax

Complete?

Which Council Tax band is your property in?

A B C D E F G H

Comments:

3. Parking

Complete?

What are the arrangements for parking outside your property? (Please indicate all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Garage | <input type="checkbox"/> On Street |
| <input type="checkbox"/> Allocated Parking Space | <input type="checkbox"/> Resident Permit |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Metered parking |
| <input type="checkbox"/> Shared Parking | |
| <input type="checkbox"/> Other | |

What kind of parking is there?

Comments:

4. Conservation Area

Complete?

Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance)?

- Yes No Don't Know

Comments:

5. Listed Buildings

Complete?

Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?

- Yes No Don't Know

Comments:

6. Alterations / Additions / Extensions

Complete?

a. Structural Alterations

During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet or bedroom)?

Yes No

If you have answered “yes”

i. Please describe the changes you have made

ii. Planning Permission

Did you obtain Planning Permission, Building Warrant, Completion Certificate and other Consents for this work?

Yes No

The relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.

Do you have all of these documents yourself?

Yes No

Please note who has these documents so your solicitor can arrange to obtain them.

Comments:

7. Central Heating

Complete?

Is there central heating for all or part of the property?

Yes No

If you have answered “yes”:

Is it full or partial?

Full Partial

(Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom)

What kind of central heating is it?

For example, gas fired, electric storage

When was it installed?

Date or unknown

Do you have a maintenance contract for the central heating?

Yes No

If you have answered “yes”:

Details of the company with which you have a maintenance contract.

When was the maintenance agreement last renewed

Comments:

8. Energy Performance Certificate

Complete?

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

Yes No Don't Know

Comments:

9. Issues that may have affected your property

Complete?

a. Structural Damage

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

Yes No

If you have answered "yes"

Is the damage the subject of any outstanding insurance claim?

Yes No

Comments:

b. Asbestos

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

Yes No

If you have answered "yes"

Please give details

10. Services

Complete?

a. Select those connected

Please tick which services are connected to your property and give details of the supplier.

- | | | |
|---|----------|--|
| <input type="checkbox"/> Gas/Liquid Petroleum Gas | Supplier | <div style="border: 1px solid black; height: 20px;"></div> |
| <input type="checkbox"/> Electricity | Supplier | <div style="border: 1px solid black; height: 20px;"></div> |
| <input type="checkbox"/> Water mains/ private water | Supplier | <div style="border: 1px solid black; height: 20px;"></div> |
| <input type="checkbox"/> Mains Drainage | Supplier | <div style="border: 1px solid black; height: 20px;"></div> |
| <input type="checkbox"/> Telephone | Supplier | <div style="border: 1px solid black; height: 20px;"></div> |
| <input type="checkbox"/> Cable TV/Satellite | Supplier | <div style="border: 1px solid black; height: 20px;"></div> |
| <input type="checkbox"/> Broadband | Supplier | <div style="border: 1px solid black; height: 20px;"></div> |

Comments:

b. Septic Tank / Soakaway

Is there a septic tank system at your property?

Yes No

If you have answered “yes”

i. Consents

Do you have appropriate consents for the discharge from your septic tank?

Yes No Don't Know

ii. Maintenance

Do you have have a maintenance contract for your septic tank?

Yes No

If you have answered “yes”, please give details of the company holding the contract

Comments:

11.Responsibilities for Shared or Common Areas

Complete?

a. Joint Responsibilities

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

Yes No Don't Know

If “Yes”, please give details

b. Common Areas

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

Yes No Not Applicable

If “yes”, please give details

c. Major repairs to roof

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

Yes No

Optional Comment

d. 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?

Yes No

If "Yes", please give details

e. 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?

Yes No

If "Yes", please give details

f. Rights of way

As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately owned.)

Yes No

If "Yes", please give details

Comments:

12.Charges associated with your property

Complete?

a. Is there a factor or property manager for your property?

Yes No

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

b. Is there a common buildings insurance policy?

Yes No Don't Know

If you have answered "yes"

i. Consents

Is the cost of the insurance included in your monthly/annual factor's charges?

Yes No Don't Know

c. Other Charges

Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association or maintenance or stair fund.

13.Specialist Works

Complete?

a. Treatment

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

Yes No

If "Yes", please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

b. 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?

Yes No

If “Yes”, please give details

c. Guarantees

If you answered “Yes” to “a” or “b”, do you have any guarantees relating to this work?

Yes No

If you have answered “Yes”:

These guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you not have them yourself, please write below who has these documents and your solicitor will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.

Do you have all of these documents yourself?

Yes No

Please say here which guarantee documents you don't have, and who has them, so your solicitor can arrange for them to be obtained. You will also need to provide a description of the work carried out - this may be shown in the original estimate.

Comments:

14.Guarantees

Complete?

a. Are there any guarantees or warranties for any of the following?

	Please give details of the work or installations involved	
Electrical Work		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Roofing		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Central Heating		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
NHBC (National House-Building Council)		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Damp Course		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost
Anything similar (e.g. cavity wall insulation, underpinning, indemnity policy)		<input type="radio"/> In owner's possession <input type="radio"/> With Title Deeds <input type="radio"/> Lost

b. Are there any outstanding claims under any of the guarantees listed above.

Yes No

Please give details

15. Boundaries

Complete?

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

Yes No

Comments:

16. Notices that affect your property

Complete?

In the last 3 years have you received a notice:

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

Yes No

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

Yes No

c. That affects your property in some other way?

Yes No

If you answer yes to any of a-c above, please give the notices, if you have them, to your solicitor, including any notices which arrive at any time before the date of entry of the purchaser of your property.

Comments:

Declaration

Declaration by the seller(s) or other authorised body or person(s)

I /We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s):

Date:

Single Survey

survey report on:

Property address	27 Beech Court, Kemnay, Inverurie, AB51 5PY
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Customer	C Bell
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Customer address	Stamp Exchange, West Gate Road, Newcastle upon Tyne, NE1 1SA
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	16th March 2026
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PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

¹ Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

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The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

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

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

Terms and Conditions

they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;

Terms and Conditions

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

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

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

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

Terms and Conditions

the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

Description	The subjects comprise a self-contained first floor flat within a semi-detached, two storey purpose built block containing two flats in total.
Accommodation	Ground floor; entrance vestibule and stair. First floor; hall, lounge, kitchen, two bedrooms and shower room with WC and wash hand basin.
Gross internal floor area (m²)	61 sqm or thereby.
Neighbourhood and location	The property is located within an established private residential area within the town of Kemnay which lies around 18 miles northwest of Aberdeen city centre.
Age	Built 1999.
Weather	At the time of our inspection it was dry but overcast. Our report should be read in the context of these weather conditions.
Chimney stacks	None.
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p>

Single Survey

Roofing including roof space	<p>The main roof is of traditional pitched timber frame design covered with concrete interlocking tiles.</p> <p>A limited head and shoulders inspection of the main roof space was carried out via entering the hatch in the hallway.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters and downpipes are of PVC construction.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main external walls are of modern timber frame construction rendered externally.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The window units are timber double glazed throughout.</p> <p>The front entrance door is of timber design.</p>
External decorations	<p>Visually inspected.</p> <p>Paint finishes.</p>
Conservatories / porches	None.
Communal areas	None.
Garages and permanent outbuildings	None.
Outside areas and boundaries	<p>Visually inspected.</p> <p>There is stone chipped and paved patio small communal garden area. The assumed boundaries are adequately marked and well defined with timber fencing.</p> <p>There is a tarmacadam surfaced private residents car park located to the front of the building.</p>

Single Survey

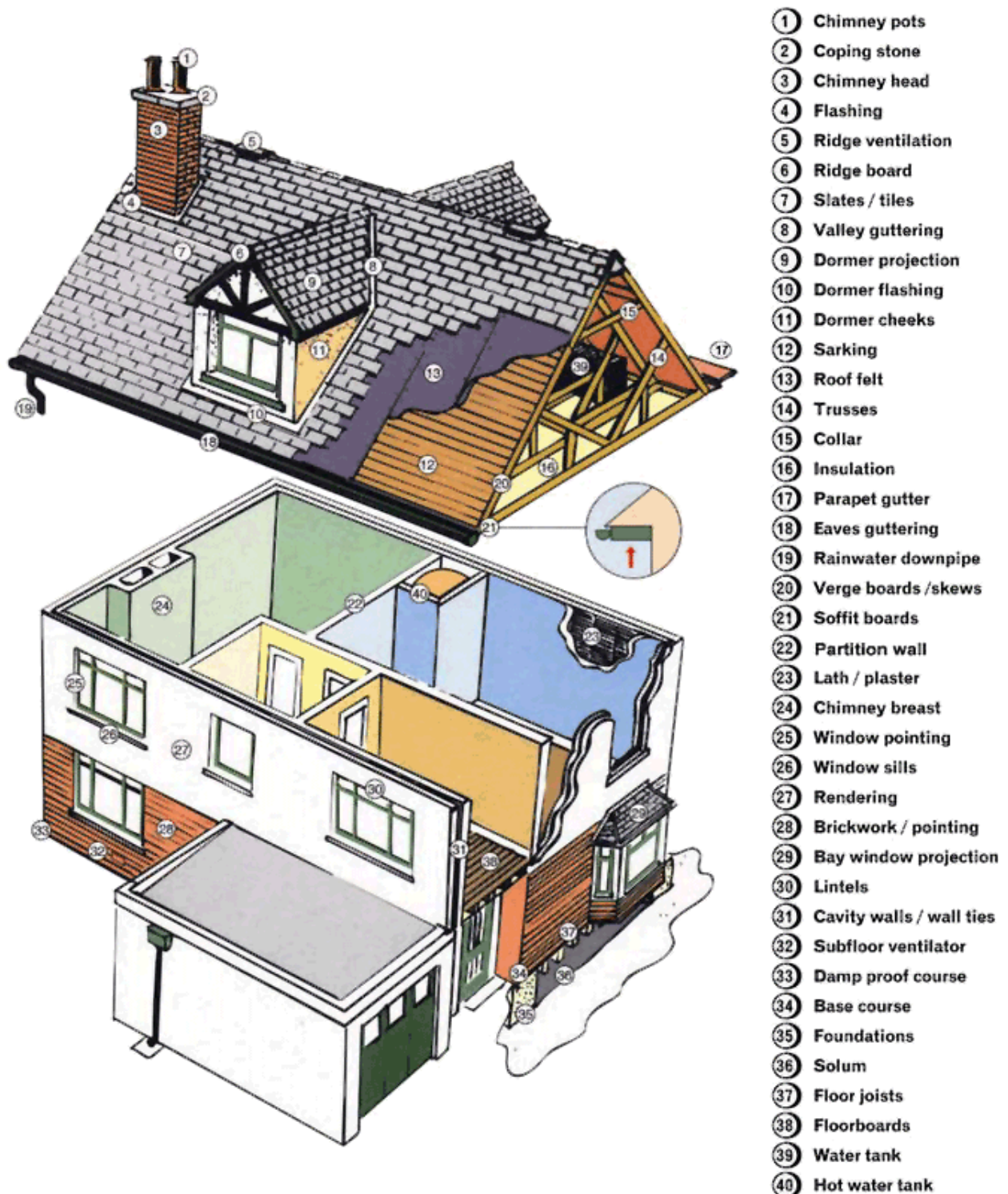
Ceilings	Visually inspected from floor level. The ceilings are predominantly plasterboard lined throughout.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are predominantly plasterboard lined throughout.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. 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. 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. The ground and first floors are of suspended timber construction. No sub-floor inspection was carried out as no hatches were apparent.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. Within the kitchen there is an adequate supply of worktops and wall cupboard units.
Chimney breasts and fireplaces	None.
Internal decorations	Visually inspected.
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. The electricity consumer units are located on the wall at the entrance vestibule area.

Single Survey

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>Mains gas is connected to the property.</p>
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Water is from the main public supply. The plumbing visible is a mixture of copper and PVC pipes. Within the shower room there is a separate shower unit, WC and wash hand basin.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Heating and hot water are provided to the property via a gas fired Greenstar combi boiler which is wall mounted in the kitchen.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to the main public sewer.</p>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Legislation in respect of fire detection and carbon monoxide alarms has been introduced by the Scottish government, effective from February 2022. It is beyond the scope of this inspection to determine whether the property is compliant. Purchasers should confirm the requirements of the legislation and engage with qualified contractors, where appropriate.</p>
Any additional limits to inspection	<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</p>

Any additional limits to inspection	<p>communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p> <p>The property was fully furnished and had fitted floor coverings; therefore, no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.</p> <p>It was not possible to inspect the cold water rising main.</p> <p>The property questionnaire was not seen.</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	No significant evidence of movement was noted.

 Dampness, rot and infestation	
Repair category	1
Notes	No evidence of significant damp or timber decay.

 Chimney stacks	
Repair category	-
Notes	None.

 Roofing including roof space	
Repair category	2
Notes	<p>Concrete tiles are typically guaranteed for 30 years but have a reasonable life expectation around 50/60 years according to the BRE. Life expectancy will often depend on weathering and damage from the prevailing weather. A roofing contractor will be able to advise on life expectancy and repair/replacement costs.</p> <p>Roofs are prone to water penetration during adverse weather, but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</p>



Rainwater fittings

Repair category	2
Notes	Vegetation growth was noted along the gutters.



Main walls

Repair category	1
Notes	No significant defects identified.



Windows, external doors and joinery

Repair category	1
Notes	<p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of our inspection, no significant defects were noted.</p> <p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p>



External decorations

Repair category	1
Notes	No significant defects identified.



Conservatories/porches

Repair category	-
Notes	None.



Communal areas

Repair category	-
Notes	None.



Garages and permanent outbuildings

Repair category	-
Notes	None.



Outside areas and boundaries

Repair category	1
Notes	No significant defects identified.



Ceilings

Repair category	1
Notes	No significant defects identified.



Internal walls

Repair category	1
Notes	No significant defects identified.



Floors including sub-floors

Repair category	1
Notes	No significant defects identified.



Internal joinery and kitchen fittings

Repair category	1
Notes	No significant defects identified.



Chimney breasts and fireplaces

Repair category	-
Notes	None.



Internal decorations

Repair category	1
Notes	No significant defects identified.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	1
Notes	It is recommended good practice that all electrical installations are periodically checked, approximately every 10 years or when a property changes hands. This should be regarded as a routine safety and maintenance check.



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 on an annual basis by a Gas Safe registered contractor.



Water, plumbing and bathroom fittings

Repair category	1
Notes	Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.



Heating and hot water

Repair category	1
Notes	Copies of any servicing documentation should be made available. It is common practice for incoming purchasers to have the heating system tested upon taking occupation.



Drainage

Repair category	1
Notes	No problems with the drainage were visible during the inspection.

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	-
Roofing including roof space	2
Rainwater fittings	2
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	-
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	-
Internal decorations	1
Cellars	-
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. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres:

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

1. Which floor(s) is the living accommodation on?	First floor.
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 type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues.

We have assumed that the external maintenance is split on an equitable basis.

Estimated reinstatement cost for insurance purposes

£180,000 (One hundred and eighty thousand pounds).

Valuation and market comments

£100,000 (One hundred thousand pounds).

Signed	Security Print Code [556883 = 8062] Electronically signed
Report author	A Clouston
Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	18th March 2026

Mortgage Valuation Report



Property Address

Address 27 Beech Court, Kemnay, Inverurie, AB51 5PY
Seller's Name C Bell
Date of Inspection 16th March 2026

Property Details

Property Type House Bungalow Chalet Purpose built maisonette
 Coach Studio Converted maisonette Purpose built flat
 Converted flat Tenement flat Flat over non-residential use Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?

Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame
 Solid Cavity Steel frame Concrete block Other (specify in General Remarks)

Roof Tile Slate Asphalt Felt
 Lead Zinc Artificial slate Flat glass fibre Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No
If Yes, is this recent or progressive? Yes No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No
If Yes to any of the above, provide details in General Remarks.

Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None
Electricity Mains Private None
Central Heating Yes Partial None

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Full gas fired radiator system.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The general condition of the property appears consistent with its age and type of construction.

Essential Repairs

None.

Estimated cost of essential repairs £ Retention recommended? Yes No Amount £

Mortgage Valuation Report

Comment on Mortgageability

The property is mortgageable.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

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

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [556883 = 8062]
Electronically signed by:-

Surveyor's name A Clouston

Professional qualifications BLE MRICS

Company name Allied Surveyors Scotland Ltd

Address Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Telephone 01224 571163

Fax 01224 589042

Report date 18th March 2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

27 BEECH COURT, KEMNAY, INVERURIE, AB51 5PY

Dwelling type: Top-floor flat
Date of assessment: 16 March 2026
Date of certificate: 16 March 2026
Total floor area: 61 m²
Primary Energy Indicator: 131 kWh/m²/year

Reference number: 0100-2576-4170-2296-1311
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

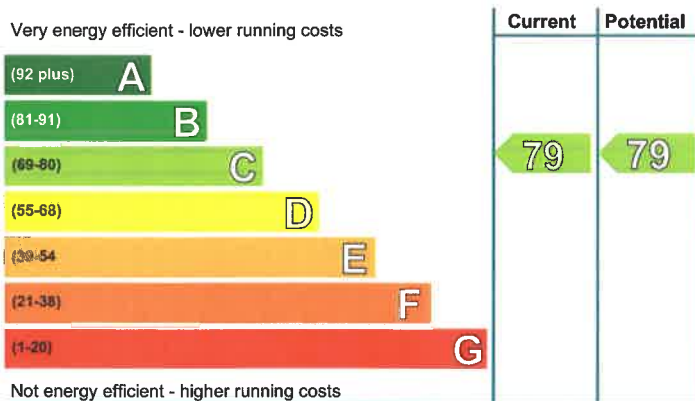
You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years*

£1,917

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

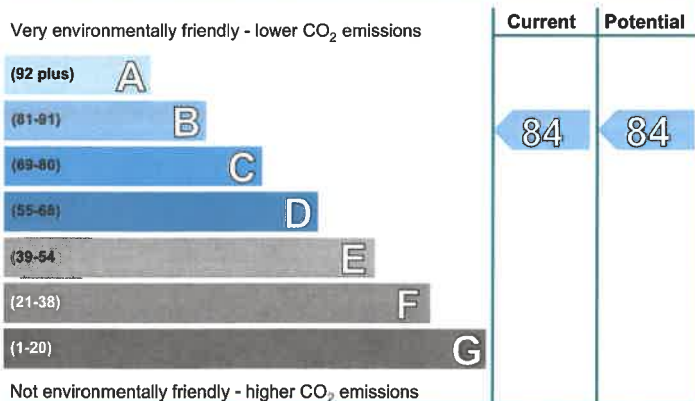


Energy Efficiency Rating

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 (79)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (84)**

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

There are currently no improvement measures recommended for your home.

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Timber frame, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 150 mm loft insulation	★★★★☆	★★★★☆
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	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 23 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.4 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,266 over 3 years	£1,266 over 3 years	Not applicable
Hot water	£471 over 3 years	£471 over 3 years	
Lighting	£180 over 3 years	£180 over 3 years	
Totals	£1,917	£1,917	

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

None

Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

LZC energy sources present: There are none provided for this home

Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	3,687.86	N/A	N/A	N/A
Water heating (kWh per year)	2,103.63			

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. Andrew Clouston
Assessor membership number: EES/008254
Company name/trading name: Allied Surveyors Scotland Ltd
Address: Marywell House 29-31 Marywell Street
Aberdeen
AB11 6JE
Phone number: 01224 571163
Email address: aberdeen@alliedsurveyorsscotland.com
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.