peterkins

Home Report

Upper Edindurno
Alford, AB33 8DP

produced in conjuction with aspc

Upper Edindurno,

Alford, AB33 8DP

Price Over

£380,000

4 | 2 | 2 | **160m^2** | EPC **D** | Council tax band **F**

Contact solicitor

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

01467-672800

invprop@peterkins.com

http://www.peterkins.com

Features

- Garden
- Land
- Ground floor bedroom & bathroom
- Off street parking

Description

We are pleased to offer for sale Upper Edindurno, a **4 bedroom detached dwellinghouse** set in a private, scenic location with stunning countryside views. The property is set on approx. 1 acre of garden grounds with a stone bothy and an adjacent 2 acre paddock altogether making a great package.

The spacious accommodation is set over 2 floors, the ground floor comprises of a rear hallway, Utility room, W.C, Dining Kitchen, Lounge with wood burning stove, inner hallway, impressive Sun room, Bathroom and a double Bedroom. Upstairs, there is a Shower room and a further 3 Bedrooms. Benefitting from full double glazing and oil central heating with wall and loft insulation, making this a warm and comfortable home.

Outside, the private road leads to the property with a large driveway providing parking for several cars. The surrounding extensive garden grounds are well maintained and mostly laid to lawn with a variety of established trees, hedging and plants. The bothy provides great storage and has the possibility for conversion into a garage subject to the suitable consents and the adjacent paddock benefits from a water supply and is believed suitable for equestrian purposes.

Early viewing is highly recommended.

Location The nearby village of Alford is located some 26 miles from Aberdeen with a journey time of approximately 40 minutes. The village has a good range of local shops, a post office, primary and secondary school. Located in the heart of Upper Donside, there are excellent sporting facilities at hand including a dry ski slope, swimming pool, golf course and Haughton Country Park, Alford is also an ideal commuter base for Aberdeen, Inverurie and the industrial estates of Westhill, the new Prime Four site at Kingswells, Bridge of Don and Dyce.

Directions

Travelling on the A944 and upon entering Whitehouse turn right at the wrought iron Estate Gates (adjacent to the cottage painted blue and white) continue along this private road for approximately 200 metres. At the 'V' junction continue right for a further 300 metres. Upper Edindurno is the last of the three houses and clearly identified by a Peterkins For Sale sign.

Accommodation comprises

(Ground Floor)

Entrance Hallway: From the driveway, a part glazed door leads into the rear hallway with feature stone wall that gives access to the utility room, dining kitchen and lounge. Access hatch into loft space boarded for storage. Downlights; smoke alarm and tiled floor.

Utility room: 2.23m x 2.18m (7'4" x 7'2") approx. (2.23m x 2.18m) Fitted with base units, coordinating worktops and a stainless steel sink with drainer, mixer tap and a window above. Space plumbed for washing machine which can remain. Built in airing cupboard housing hot water tank. Downlights; smoke alarm and tiled flooring. Door into WC.

W.C: Splashback tiling to dado height around the room and comprising of a toilet and vanity wash basin. Opaque window and chrome fitments. Downlights; extractor fan and tiled floor.

Kitchen Diner: 5.15m x 3.22m (16'11'' x 10'7'') approx. (5.15m x 3.22m) Open plan room with feature stone wall and space for a large dining table and chairs. Fitted with a range of base and wall units with coordinating worktops. Integrated eye level oven, electric hob with tiled splashback and an extractor hood above. Undercounter fridge and dishwasher can remain. Stainless steel single bowl sink with drainer and mixer tap. Several windows fill the room with natural light. Ceiling light fitments; television and telephone points; tiled floor.

Lounge: 4.34m x 4.11 (14'3'' x 13'6'') approx. Lovely room boasts its feature fireplace with stone wall and wood burning stove. The window is fitted with a roman blind and provides outstanding views across the front garden and surrounding countryside. Ceiling light; smoke alarm and carpet.

Hallway: This hall is a nice open space leading to the sun room, family bathroom, bedroom and staircase to the upper floor. Double hatch doors into an understairs storage space. Downlights; smoke alarm and carpet.

Sunroom: 5.08m x 4.14m (16'8'' x 13'7'') approx. Double doors open in to this bright and impressive sunroom that benefits from large windows and amazing views across the garden and countryside. Ample space for a range of freestanding furniture and French doors that open out to the garden. Downlights and wooden floor.

Family Bathroom: Fitted with a 3 piece suite comprising of a concealed cistern toilet, wash hand basin set in storage units and a bath with glass screen and rainfall shower head above. Splashback tiling throughout with coordinating tiled flooring. Opaque window and fitted mirror. Downlights; extractor fan and heated towel rail.

Bedroom: 4.41m x 3.91m (14'6'' x 12'10'') approx. A generous ground floor bedroom with ample space for a double bed along with a range of freestanding furniture. Open fireplace with tiled inset and detailed surround. Windows with roman blinds. Downlights and carpet.

Staircase to upper floor: Well-lit staircase with carpet runner leads to the upper floor landing. Velux overhead and window half way fill the space with natural light. Downlights; smoke alarm and carpet.

(First Floor)

Bedroom: 4.77m x 4.21m (15'8'' x 13'10'') approx. Another spacious bedroom that can accommodate a double, king or queen sized bed along with a range of freestanding furniture. Windows with lovely open views and roman blinds. Downlights and carpet.

Bedroom: 4.16m x 2.03m (13'8'' x 6'8'') approx. at widest Single room that would also suit a home office if needed. Window with roman blind; downlights and carpet.

Bedroom: 3.68m x 2.54m (12'1'' x 8'4'') approx. The fourth and final bedroom is a good size with space for a double bed. Velux with bind; downlight and carpet.

Shower room: Comprising of a toilet, vanity wash hand basin and a shower enclosure with a rainfall and shower head combo. Splashback tiling throughout with a large Velux providing natural light. Downlights and tile effect flooring.

(Outside)

Private road leads to the property and the stone chip driveway provides ample parking for many cars. The surrounding garden ground extends to approx. 1 acre and is mostly laid to lawn with a variety of established hedges, trees, bushes and plants. There is a patio area at the rear alongside the sunroom ideal for outdoor furniture and family entertaining benefitting from the amazing open views.

Green house; log store; outdoor power sockets; security lighting and tap.

The stone built Bothy is currently used for storage however it is believed that with appropriate local authority consents, it could be suitable for development as garage/office space.

The adjacent 2 acre paddock is also included completing the great package, it has a water supply and is believed suitable for equestrian purposes.

Floorplan

Photo gallery


















View this property on aspc.co.uk:

https://www.aspc.co.uk/search/property/443146/Upper-Edindurno/Alford/

Broadband speed

Superfast

You can get up to **37 Mbps** average speed at this postcode.

Mobile coverage

	Indoor		Outdoor	
	Voice	**Data**	**Voice**	**Data**
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
vodafone	Limited	Limited	Likely	Likely

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

Property address	**Upper Edindurno** **Alford** **AB33 8DP**

Seller(s)	**Andrew Watson**

Completion date of property questionnaire	**07/07/2026**

Note for sellers

- **Please complete this form carefully. It is important that your answers are correct.**
- **The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.**
- **If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.**

Information to be given to prospective buyer(s)

1.	**Length of ownership**	
	How long have you owned the property?	**9years 9monrhs**
2.	**Council tax**	
	Which Council Tax band is your property in?	**F**
3.	**Parking**	
	What are the arrangements for parking at your property? **(Please tick all that apply)**	
	• **Garage**	**No**
	• **Allocated parking space**	**No**
	• **Driveway**	**Yes**
	• **Shared parking**	**No**
	• **On street**	**No**
	• **Resident permit**	**No**
	• **Metered Parking**	**No**
	• **Other (please specify):**	
4.	**Conservation area**	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	**No**

5.	**Listed buildings**	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	**No**
6.	**Alterations/additions/extensions**	
a.	**(i) 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)?** **<u>If you have answered yes</u>, please describe below the changes which you have made:** Additional WC in utility area.	**Yes**
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? **<u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.** **If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:**	**No**
b.	**Have you had replacement windows, doors, patio doors or double glazing installed in your property?** **<u>If you have answered yes</u>, please answer the three questions below:**	**Yes**
	(i) Were the replacements the same shape and type as the ones you replaced?	**Yes**
	(ii) Did this work involve any changes to the window or door openings?	**No**
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): **Please give any guarantees which you received for this work to your solicitor or estate agent.** UPVC double glazing units fitted to windows of the original building. Velux windows fitted to main building hallway.	
7.	**Central heating**	
a.	**Is there a central heating system in your property? (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).** **<u>If you have answered yes or partial</u> – what kind of central heating is there?**	**Yes**

	(Examples: gas-fired, solid fuel, electric storage heating, gas warm air). Oil **<u>If you have answered yes</u>, please answer the three questions below:**	
	i) When was your central heating system or partial central heating system installed? Boiler 1/12/2016. Radiators 2015 to 2019	
	(ii) Do you have a maintenance contract for the central heating system? **<u>If you have answered yes,</u> please give details of the company with which you have a maintenance contract:**	**No**
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	**Yes**
9.	**Issues that may have affected your property**	
a.	**Has there been any storm, flood, fire or other structural damage to the property while you have owned it?** **<u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?**	**No**
b.	**Are you aware of the existence of asbestos in your property?** **<u>If you have answered yes</u>, please give details:**	**No**
10.	**Services**	
a.	**Please tick which services are connected to your property and give details of the supplier:**	

Services	Connected	Supplier
Gas or liquid petroleum gas	**No**	
Water mains or private water supply	**No**	
Electricity	**Yes**	**Octopus**
Mains drainage	**No**	

	Telephone	**Yes**	**Not connected**	
	Cable TV or satellite	**No**		
	Broadband	**Yes**	**Not connected**	
b.	**Is there a septic tank system at your property?** **<u>If you have answered yes</u>, please answer the two questions below:**			**Yes**
	(i) Do you have appropriate consents for the discharge from your septic tank?			**Yes**
	(ii) Do you have a maintenance contract for your septic tank? **<u>If have answered yes</u>, details of the company with which you have a maintenance contract:**			**No**
11.	**Responsibilities for shared or common areas**			
a.	**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?** **<u>If you have answered yes</u>, please give details:** Private track. No formal agreement. No requirement to repair during my ownership.			**Yes**
b.	**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?** **<u>If you have answered yes</u>, please give details:**			**Not Applicable**
c.	**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**			**No**
d.	**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?** **<u>If you have answered yes</u>, please give details:** Track from road to / from property			**Yes**
e.	**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?** **<u>If you have answered yes</u>, please give details:**			**No**

f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.) If you have answered yes, please give details:	No
12.	Charges associated with the property	
a.	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address,and give details of any deposit held and approximate charges:	No
b.	Is there a common buildings insurance policy? If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?	No
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist work	
a.	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? If you have answered 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.	No
b.	As far as you are aware, has any preventative work for dry rot,wet rot, or damp ever been carried out to your property? If you have answered yes, please give details: Joists,, floorboards, joists and rafters extensively sprayed during renovations. as preventative measure.	Yes
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? 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 do not have them yourself please write below who has these documents and your solicitor or estate agent 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. Guarantees are held by:	No
14.	Guarantees	

a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	No
	(ii) Roofing	No
	(iii) Central heating	No
	(iv) National House Building Council (NHBC)	No
	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
b.	If you have answered ‘yes’ or ‘with title deeds’, please give details of the work or installations to which the guarantee(s) relate(s):	
c.	Are there any outstanding claims under any of the guarantees listed above?If you have answered yes, please give details:	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in thelast 10 years? If you have answered yes, please give details:	No
16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	If you have answered yes to any of a–c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.	

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

Name(s): Andrew Watson

Date: 07/07/2026

Single Survey

survey report on:

Property address	Upper Edindurno Alford AB33 8DP

Customer	Andrew Watson

Customer address	Upper Edindurno Alford AB33 8DP

Prepared by	Shepherd Chartered Surveyors

Date of inspection	22/06/2026

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property[1].

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

- the "Market Value" *is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;*

- the "Property" is the property which forms the subject of the Report;

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

3 Category 1: No immediate action or repair is needed.

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;

- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

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

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

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

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 detached extended cottage.
Accommodation	GROUND FLOOR: Hall, Lounge, Dining Room, Kitchen, Utility Room, Cloakroom (with WC), Bedroom, Bathroom (with WC). FIRST FLOOR: Three Bedrooms, Shower Room (with WC).
Gross internal floor area (m²)	160 sq m or thereby.
Neighbourhood and location	The property is located in a rural location on the eastern outskirts of the village of Alford where locally adequate facilities are available.
Age	Approximately 135 years.
Weather	Dull but dry.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There are two chimneys built off the original gable walls of pointed stonework fitted with clay cans and sealed at their bases with cement flashings.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The main roof is pitched and slated incorporating slated dormer projections to the front elevation. The roof ridge is tiled and gable verges are sealed with cement skews. There are pitched and slated roofs to match over the front and rear extensions. We were able to carry out a limited "head and shoulders" inspection of the roof apex area over the main part of the property through a hatch on the first floor landing ceiling. The roof is constructed of timber rafters overlaid with timber sarking although there is no evidence of roofing felt beneath the slating. Insulation has been laid between and above ceiling joists. A retractable roof ladder from the rear hallway ceiling provides access into the roof space over the rear extension. This roof is constructed of prefabricated timber trusses overlaid with timber sarking beneath the roofing felt and slates. Insulation has been laid between ceiling joists.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** Rainwater fittings are of mixed cast iron and PVC types.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The original walls are constructed of pointed granite stonework. The walls of the rear extension are of roughcast solid concrete blockwork although with one elevation finished in pointed stonework. The base of the front extension is constructed of pointed granite stonework.

Windows, external doors and joinery	**Internal and external doors were opened and closed where keys were available.** **Random windows were opened and closed where possible.** **Doors and windows were not forced open.** Windows are of mixed double glazed timber casement, uPVC casement and velux rooflight types. The entrance door is of a timber framed and glazed style.
External decorations	**Visually inspected.** The external joinery timbers are finished in woodstain and the metal rainwater fittings painted. The remaining external finishes are maintenance free.
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	**Visually inspected.** Adjacent to the property is a stone byre with a corrugated metal roof.
Outside areas and boundaries	**Visually inspected.** The property occupies a large plot with the garden areas to the front and rear of the house laid out in grass and shrub borders with a stone chip driveway/parking area. In addition, there is a paddock area to the southeast of the house which extends to approximately 2 acres and is defined by post and wire fencing. Access to the property is along a private road which is only partially made up.
Ceilings	**Visually inspected from floor level.** Internally, ceilings are lined out with plasterboard sheets.

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 plasterboard sheets.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** **Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.** **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.** Flooring within the original cottage is a mix of concrete and suspended chipboard with solid concrete flooring within the extension areas. At first floor level, flooring is of suspended timber. Our inspection of floor surfaces has been restricted by the presence of fitted floor coverings and no access was gained to any sub-floor areas.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Door surrounds and facings are of a painted moulded timber style with internal doors of a timber panel or glass panel type. The kitchen is fitted with an ample provision of wooden wall and base units together with a stainless steel sink unit. The internal staircase is of an enclosed timber style and this appears of adequate width and angle.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** The dining room is fitted with a wood burning stove within an exposed pointed stone fireplace. The ground floor bedroom is fitted with a cast iron and tiled fireplace within a stone surround. The remaining fireplaces have been removed and blocked over.

Internal decorations	**Visually inspected.** Walls, ceilings and facings have been painted while internal doors have been finished in woodstain.

Cellars	Not applicable.

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.** Electricity is from mains supplies with the meter located externally within a plastic housing unit while the circuit breakers are located at high level within the utility room. Wiring appears of PVC cables and there is a reasonable provision of power outlets around the accommodation.

Gas	There is no gas supply.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Water is from a private supply which is shared with two other properties. The well is located on the hillside to the rear of the house. The supply is fitted with UV and PH filtration systems which are located within the utility room. Plumbing is of PVC waste pipes and copper supply pipes where seen although the type of rising main entering the property was not identified. The utility room is plumbed for a washing machine and the kitchen for a dishwasher. The cloakroom is fitted with a white WC and wash hand basin while there are white three piece suites within the ground floor bathroom and first floor shower room.

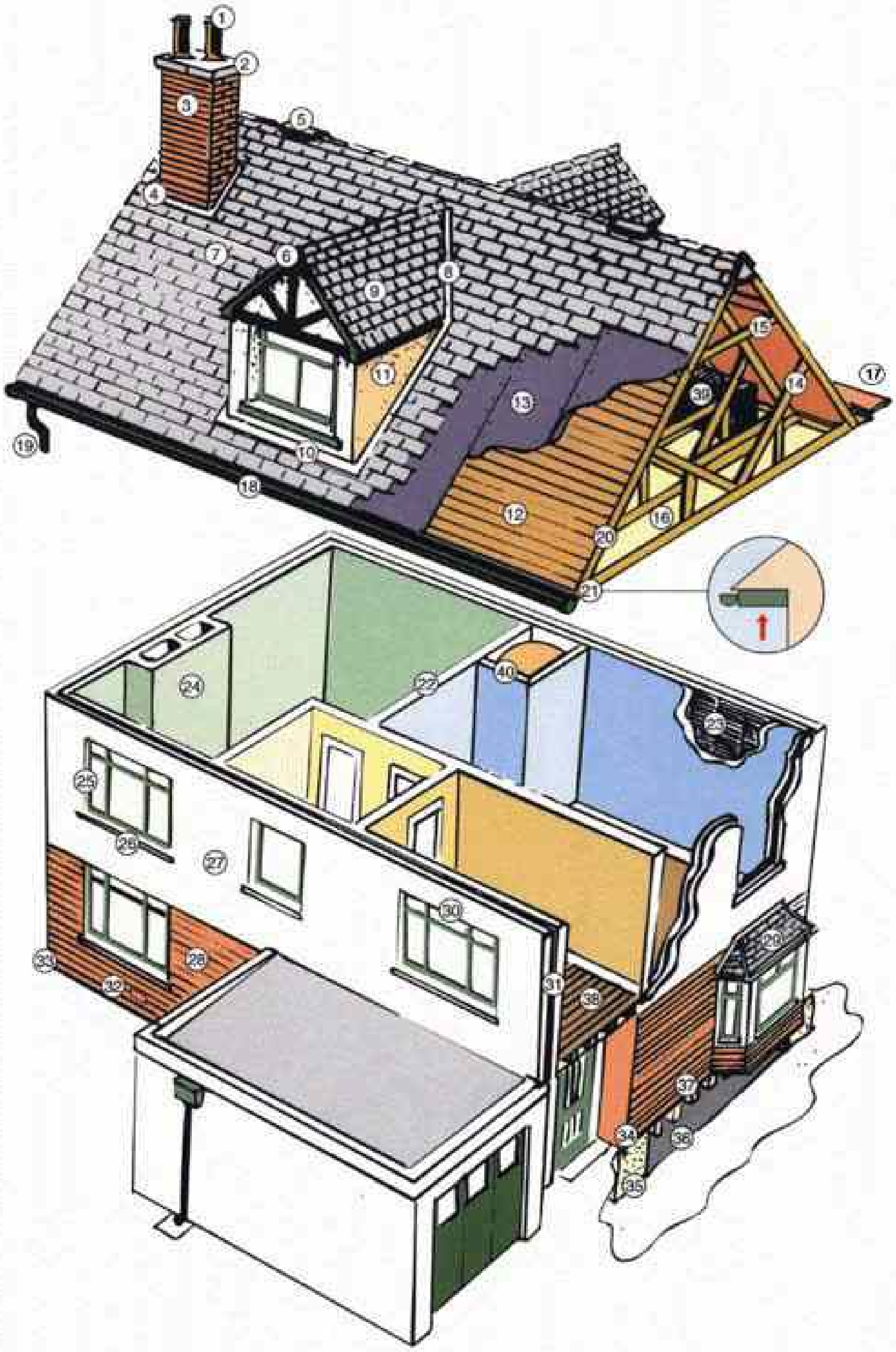
Heating and hot water	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** Heating and hot water are provided by the oil fired Grant Vortex system boiler located externally to the rear of the house. This provides domestic hot water and thermostatically controlled radiators throughout. There is a plastic oil supply tank to the rear of the house. Internally, domestic hot water is stored within a foam insulated tank within the cupboard off of the utility room. Heating can be supplemented by the wood burning stove.

Drainage	**Drainage covers etc. were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is connected to a septic tank located down the access roadway. We understand this is on ground owned by the subject property.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.

Any additional limits to inspection	At the time of inspection the property was found to be vacant and unoccupied but with all floors covered. No access was gained to any sub-floor areas and flooring timbers not seen by ourselves particularly those set into the external walls without damp protection are presumed free of defect. Not all windows have been tested. Only a "head and shoulders" inspection was possible to the main roof apex area due to the size of the area and the presence of insulation cover. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.

Sectional Diagram showing elements of a typical house



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

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

2. Condition

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

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

Structural movement	
Repair category	1
Notes	There is evidence of some longstanding movement to the property reflected by slopes to door heads internally but consistent with the type and age of the house and there is no evidence of any recent or ongoing movement.

Dampness, rot and infestation	
Repair category	1
Notes	There is evidence of infestation by wood boring insects to the flooring and roofing timbers. We understand this has been treated by the vendor when the property was stripped out to allow for insulation and is therefore not subject to any formal guarantee. There may also be a more historic certificate available for work done on behalf of a previous owner. Within the limitations of our inspection there was no evidence to suggest the infestation is still active. Damp staining was noted within the first floor southmost bedroom to the gable wall where previous leakage has occurred but has apparently been repaired. The affected area was found to be dry at the time of inspection. This area should however be monitored for a period prior to redecoration. No access was gained to any sub-floor areas and flooring joists to areas at ground floor where flooring is of timber have not been seen and cannot be commented upon.

Chimney stacks	
Repair category	1
Notes	Chimney stacks appear to be in a fair state of repair within the limitations of our inspection but can be vulnerable to defect and should be regularly maintained. Pointing is of mixed ages and there is staining to the southmost chimney head.

Roofing including roof space	
Repair category	2
Notes	The roof over the main part of the property was noted to be in fair order only. There are a number of broken slates to both the front and rear pitches. The cement skews are showing signs of deterioration and the flashings between the main building and extension roofs also require replacement. The roof is functioning satisfactorily but is original, further advice on its life expectancy should be obtained from a roofing contractor prior to purchase and the future liability considered. The slating to the extension roofs appears to be in a maintained condition however there is frost damage to the ridge tiles one of which to the rear extension is in particularly poor order. These should be checked prior to purchase by a roofing contractor with any tiles requiring replacement renewed as necessary. The roofing timbers within the main part of the property have been subject to infestation by wood boring insects which has been treated and appears inactive (see dampness, rot and infestation).

Rainwater fittings	
Repair category	1
Notes	There is a missing end section of guttering to the rear of the main house. Otherwise within the limitations of our inspection rainwater goods were seen to be free from significant defect. We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.

Main walls	
Repair category	2
Notes	A roughcast crack was noted to the rear corner of the extension roof where the roughcast section meets the stone frontage. This should be sealed to prevent moisture ingress and frost damage. Previous pointing repairs have been carried out to the main house walls with pointing noted to be of mixed ages and older areas are liable to require some attention in the longer term.

Windows, external doors and joinery	
Repair category	2
Notes	Softening was noted to the rear staircase window which has been previously filled. The timber windows are now of an age where regular maintenance will be required in order to maintain their appearance and performance. Some of the opening sections would not open and some sections will require to be eased. There is a defective velux rooflight glazing section to the roof space over the rear extension. Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions.

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

Conservatories/porches	
Repair category	N/A
Notes	Not applicable.

Communal areas	
Repair category	N/A
Notes	Not applicable.

Garages and permanent outbuildings	
Repair category	2
Notes	The outhouse is generally in poor order with the walls having suffered from longstanding settlement and pointing generally noted to be in poor order. The roof covering is corroded and the roof structure subject to woodworm and some deterioration. Internally, the floor is uneven and broken in places.

Outside areas and boundaries	
Repair category	1
Notes	Mature trees/vegetation within the grounds of the property will require future ongoing maintenance. There is an electric pole within the rear garden and some associated cables but fairly common in a rural property of this type and nature. The repairing liability for the access roadway should be confirmed prior to purchase.

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

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

Floors including sub-floors	
Repair category	1
Notes	Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition. It should be appreciated that enclosed flooring joists at ground floor level have not been inspected and are presumed free of defect. There is evidence of infestation by wood boring insects to the flooring at first floor level but inactive where seen . (See Dampness, Rot and Infestation).

Internal joinery and kitchen fittings	
Repair category	1
Notes	Slopes were noted to internal door heads but of no structural significance. Kitchen fittings are of an age and type where future replacement would enhance saleability.

Chimney breasts and fireplaces	
Repair category	1
Notes	All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused. It is assumed that the stove has been installed in accordance with manufacturer's recommendations for fluing and ventilation and has always utilised the correct type of fuel. The appliance has not been tested by ourselves and is therefore presumed in full, safe working order. The flue should be regularly swept. It should be confirmed that all disused flues are properly capped.

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

Cellars	
Repair category	N/A
Notes	Not applicable.

Electricity	
Repair category	1
Notes	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.

Gas	
Repair category	N/A
Notes	Not applicable.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas. The property is understood to have a private water supply. This source is assumed to be reliable. Neither the reliability nor purity of the supply have been tested and any purchaser should fully satisfy themselves in these respects prior to conclusion of missives.

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. We understand the system has been serviced on an annual basis and we would advise that all service documentation be obtained and authenticated at the point of sale. The fencing around the oil supply tank should be removed in order for the oil tank to comply with the most recent OFTEC guidelines.

Drainage	
Repair category	1
Notes	The septic tank is located outwith the main garden area but on ground owned by the subject property. This has not been tested and is presumed in full working order with all appropriate SEPA consents.

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	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/A
Electricity	1
Gas	N/A
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

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

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

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

3. Accessibility information

Guidance notes on accessibility information

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

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer
The property has been extended to the front and rear. The rear extension appears to have been built around 1983 with the front extension of more recent origin but appearing to be in excess of 20 years old. It is presumed that all necessary Town Planning, Building Warrant approvals and Completion Certificates in connection with these works have been obtained. 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. Tests by the national Radiological Protection Board identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the UK Health Security Agency. 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. The liability for the access road should be confirmed prior to purchase. The property is understood to have a private water supply. This source is assumed to be reliable. Neither the reliability nor purity of the supply have been tested and any purchaser should fully satisfy themselves in these respects prior to conclusion of missives. Drainage is to a septic tank located on an area outwith the main garden area but apparently on ground owned by the subjects. It should be confirmed this is registered with SEPA.

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 £800,000 (EIGHT 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 £380,000 (THREE HUNDRED AND EIGHTY THOUSAND POUNDS STERLING).

Signed	*Jason Begg* Electronically signed :- 01/07/2026 19:10
Report author	Jason Begg
Company name	J & E Shepherd Chartered Surveyors
Address	35 Queen's Road Aberdeen AB15 4ZN
Date of report	22/06/2026

Mortgage Valuation Report

SHEPHERD
CHARTERED SURVEYORS

www.shepherd.co.uk

Property Address

Address	Upper Edindurno, Alford, AB33 8DP
Seller's Name	Andrew Watson
Date of Inspection	22/06/2026

Property Details

Property Type
- [X] House
- [ ] Bungalow
- [ ] Purpose built maisonette
- [ ] Converted maisonette
- [ ] Purpose built flat
- [ ] Converted flat
- [ ] Tenement flat
- [ ] Flat over non-residential use
- [ ] Other (specify in General Remarks)

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

Does the surveyor believe that the property was built for the public sector, e. g. local authority, military, police? [ ] Yes [X] No

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

No. of units in block [ ]

Approximate Year of Construction: 1890

Tenure

- [X] Absolute Ownership
- [ ] Other

Accommodation

Number of Rooms

2	Living room(s)	4	Bedroom(s)	1	Kitchen(s)
2	Bathroom(s)	1	WC(s)	1	Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) 160 m² (Internal) [ ] m² (External)

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

Garage / Parking / Outbuildings

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

Available on site? [X] Yes [ ] No

Permanent outbuildings:

Stone byre with corrugated iron roof.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement?	☒ Yes	☐ No
If Yes, is this recent or progressive?	☐ Yes	☒ No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	☐ Yes	☒ No

If Yes to any of the above, provide details in General Remarks.

Service Connections

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

Drainage	☐ Mains	☒ Private	☐ None
Electricity	☒ Mains	☐ Private	☐ None
Central Heating	☒ Yes	☐ Partial	☐ None
Water	☐ Mains	☒ Private	☐ None
Gas	☐ Mains	☐ Private	☒ None

Brief description of Central Heating and any non mains services:

Full oil 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

General Remarks

The subjects comprise a detached extended cottage located in an elevated rural location around 25 miles west of Aberdeen. Locally the main nearest facilities can be found within the village of Alford.

At the time of inspection the property was generally found to be in a reasonably well maintained and presented condition for a property of this type and nature although the following points were noted:

1. There are frost damaged ridge tiles to all parts of the roof and deterioration to skews and flashings. The roof covering is original to the main part of the property with a number of broken slates apparent. The roof is functioning satisfactorily but is original, further advice on its life expectancy should be obtained from a roofing contractor prior to purchase and the future liability considered.

2. There is evidence of infestation by wood boring insects to the flooring and roofing timbers. We understand this has been treated by the vendor when the property was stripped out to allow for insulation and is therefore not subject to any formal guarantee. There may also be a more historic certificate available for work done on behalf of a previous owner. Within the limitations of our inspection there was no evidence to suggest the infestation is still active.

3. The older timber windows will require regular maintenance in order to maintain their appearance and performance.

The property has been extended to the front and rear. The rear extension appears to have been built around 1983 with the front extension of more recent origin but appearing to be in excess of 20 years old.

It is presumed that all necessary Town Planning, Building Warrant approvals and Completion Certificates in connection with these works have been obtained.

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.

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

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.

The liability for the access road should be confirmed prior to purchase.

The property is understood to have a private water supply.. This source is assumed to be reliable. Neither the reliability nor purity of the supply have been tested and any purchaser should fully satisfy themselves in these respects prior to conclusion of missives.

Drainage is to a septic tank located on an area outwith the main garden area but apparently on ground owned by the subjects. It should be confirmed this is registered with SEPA.

Other room: Utility Room

Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Mortgage Valuation Report

Comment on Mortgageability

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

Valuation

Market value in present condition	£	380,000
Market value on completion of essential repairs	£	
Insurance reinstatement value	£	800,000

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

Is a reinspection necessary? ☐ Yes ☒ No

Declaration

Signed	*Jason Begg* Electronically signed :- 01/07/2026 19:10
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	22/06/2026

Energy Performance Certificate (EPC)

Dwellings

Scotland

UPPER EDINDURNO, WHITEHOUSE, ALFORD, AB33 8DP

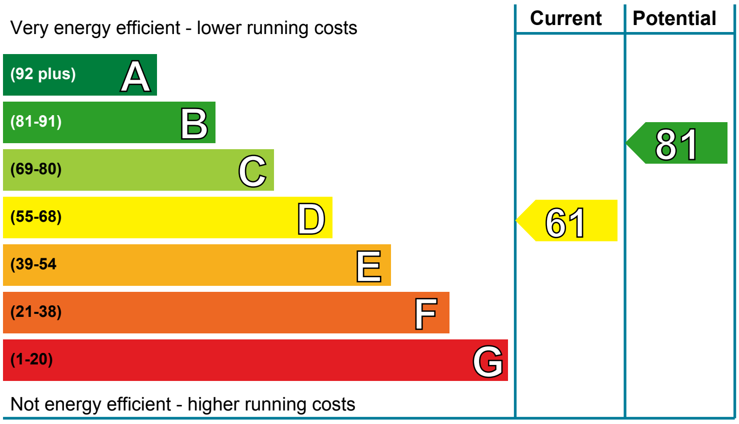
Dwelling type:	Detached house	**Reference number:**	0516-1426-7000-0682-3226
Date of assessment:	22 June 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	23 June 2026	**Approved Organisation:**	Elmhurst
Total floor area:	160 m²	**Main heating and fuel:**	Boiler and radiators, oil
Primary Energy Indicator:	219 kWh/m²/year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	**£6,417**	See your recommendations report for more information
Over 3 years you could save*	**£1,092**	

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

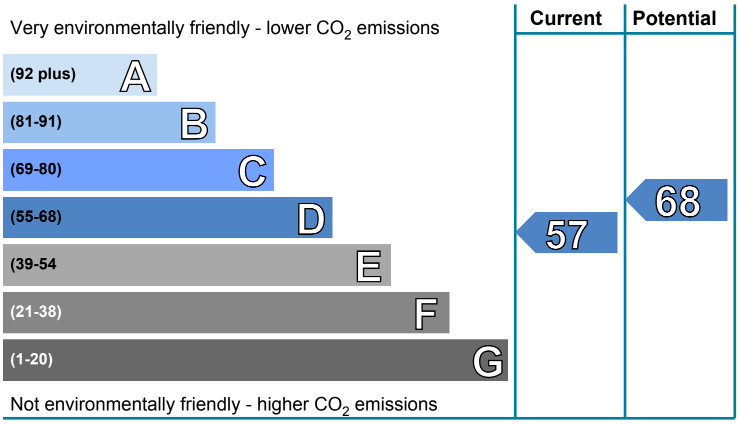


Energy Efficiency Rating

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

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band D (57)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£261.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£381.00
3 Floor insulation (solid floor)	£5,000 - £10,000	£162.00

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, with internal insulation Solid brick, as built, partial insulation (assumed)	★★★★☆ ★★★☆☆	★★★★☆ ★★★☆☆
Roof	Pitched, insulated (assumed) Pitched, 150 mm loft insulation Roof room(s), insulated	★★★☆☆ ★★★★☆ ★★★★☆	★★★☆☆ ★★★★☆ ★★★★☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed) Solid, limited insulation (assumed)	— — —	— — —
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★★☆☆	★★★☆☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 49 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 7.9 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 1.9 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	£5,337 over 3 years	£4,290 over 3 years	You could save £1,092 over 3 years
Hot water	£801 over 3 years	£756 over 3 years	
Lighting	£279 over 3 years	£279 over 3 years	
Totals	**£6,417**	**£5,325**	

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	Internal wall insulation	£7,500 - £11,000	£87	D 63	D 59
2	Floor insulation (suspended floor)	£5,000 - £10,000	£127	D 65	D 62
3	Floor insulation (solid floor)	£5,000 - £10,000	£54	D 66	D 63
4	Upgrade heating controls	£220 - £250	£96	D 68	D 65
5	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£218	C 71	D 66
6	Wind turbine	£5,000 - £20,000	£693	B 81	D 68

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 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).

2 Floor insulation (suspended floor)

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

3 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

4 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

5 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

6 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

Low and zero carbon energy sources

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

LZC energy sources present:

- Biomass secondary heating

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)	20,475.62	N/A	N/A	N/A
Water heating (kWh per year)	3,159.85			

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 greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
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