

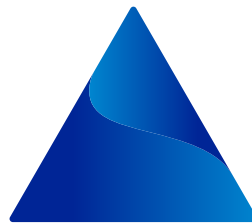


Home Report

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Springbok
Properties®
Fast Sale Specialist and Cash Buyer



SHEPHERD

CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction



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 **Springbok Properties**
Fast Sale Specialist and Cash Buyer



Scottish Single Survey



**Springbok
Properties[®]**
Fast Sale Specialist and Cash Buyer



Single Survey

survey report on:

| | |
|---------------------------|---|
| Property address | 38 Station Road Lochgelly KY5 9QU |
| Customer | [REDACTED] |
| Customer address | [REDACTED] [REDACTED] [REDACTED] |
| Prepared by | Shepherd Chartered Surveyors |
| Date of inspection | 19/02/2025 |



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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 marking the adjacent box.

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report².

1.6 INTELLECTUAL PROPERTY

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

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use

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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.

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| Description | A semi-detached cottage with attic floor conversion and rear single storey projection. |
| Accommodation | GROUND FLOOR : Entrance Vestibule, Hall, Lounge with Bay Window, Bedroom, Bathroom, Breakfast Kitchen and Utility Room off. ATTIC FLOOR : Landing, two Bedrooms and Shower Apartment. |
| Gross internal floor area (m²) | 123 approx. |
| Neighbourhood and location | The subjects are situated within an established, mainly residential area while overlooking a main traffic thoroughfare. Neighbouring residential properties are of comparable age and type. There are also some commercial premises nearby while Lochgelly benefits from railway services. A range of local amenities are available in the general area. |
| Age | 1900/10 approx. |
| Weather | Dry and settled. |
| Chimney stacks | Visually inspected with the aid of binoculars where appropriate. There is an original and brick/chimney stack to the gable of the property and this is cement rendered/painted. The chimney pots have been removed with a metal cowl fitted. |

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| <p>Roofing including roof space</p>  | <p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The timber pitched roofs and including the rear single storey projection are covered in slates with these roof coverings viewed from ground/street level only. The main roof also incorporates Velux windows pertaining to the attic floor accommodation. It was not possible to fully view sections of the roof pitches and also the roof valley gutters which can be common sources of defects.</p> <p>The original roof space in the property has been converted to form additional habitable accommodation with access provided from fixed, timber internal stairs located in the dining room. The attic floor accommodation as previously noted also incorporates Velux windows. The attic floor landing still has an access hatch in place and this leads to a small, retained roof space area above. There is an eaves hatch contained within the attic shower apartment and this provides access to a roof space/eaves area off. Our view of these roof spaces/eaves and their timbers was obstructed by the presence of insulation products. As such, the property's main roof timbers have not been fully viewed. It is apparent from our inspection of the main roof space that some replacement timbers have been added/spliced and presumably in conjunction with the attic conversion works. There is also no separate access hatch contained within the rear projection and as such none of the projection's roof timbers have been inspected or viewed.</p> |
| <p>Rainwater fittings</p> | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>These have been upgraded in PVC products.</p> |
| <p>Main walls</p> | <p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls of the property and including the rear projection appear to comprise stone and brick construction. There is an exposed stone frontage with the remaining walls roughcast externally and incorporating some exposed stonework.</p> |

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| <p>Windows, external doors and joinery</p> | <p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Double glazed external doors and windows are provided which were not tested, including the upper Velux windows. The windows and doors were noted to be of mixed type. There are some external timber products visible to the upper gable roof eaves area.</p> |
| <p>External decorations</p> | <p>Visually inspected.</p> <p>The main walls of the property comprise stonework and roughcasting with PVC features.</p> |
| <p>Conservatories / porches</p> | <p>Visually inspected.</p> <p>There are no conservatories or porches in place.</p> |
| <p>Communal areas</p> | <p>Circulation areas visually inspected.</p> <p>There are also no communal areas apparent.</p> |
| <p>Garages and permanent outbuildings</p> | <p>Visually inspected.</p> <p>A mono blocked driveway provides off street parking and also access to the property's rear single detached car garage of brick and tiled construction. Internally, the garage has however been sub-divided and re-lined to form a bar/games room with electrics (not tested). Although the front original garage door is still in place, this could not be opened at the time of our inspection while there is no space available for storing a vehicle. The aforementioned factors are reflected in the valuation figure stated and we would refer you to comments below under Sections 2 and 4.</p> <p>To the rear of the garage, there is a separate and small sized external metal clad store provided which incorporates an internal WC and wash hand basin. The services, water supply and electric drainage system serving the toilet have not been tested while again referring you to our comments below under Sections 2 and 4.</p> |

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| Outside areas and boundaries | Visually inspected. The subjects benefit from private areas of garden ground which incorporate the mono block driveway and partially shared boundaries. Our inspection noted that windows pertaining to the neighbouring, attached property partially look directly into the subject's own front garden ground. To the rear, part of the subject's own garden grounds extend beyond the dividing boundary shared with this neighbouring property. As a precaution, the full extent of boundaries/ownership, any rights of way and mutual maintenance liability for the subjects in general should be confirmed, also ensuring that there has been no element of land encroachment with the existing dividing boundaries to the front and rear in their correct position. |
| Ceilings | Visually inspected from floor level. Plaster finish. Some rooms still incorporate corncicing. The internal ceilings have not been tested for any possible asbestos content. In view of the age and construction type of the property, sections of plasterwork to both internal ceilings and walls may still comprise old lath and plaster which is prone to detachment and care will be required during future re-decoration/re-plastering. |
| Internal walls | Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Plaster finish. The internal walls have not been tested for any possible asbestos content. Sections of plasterwork may still comprise old lath and plaster which as previously noted is prone to detachment. |

Single Survey

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| Floors including sub floors | <p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>The internal flooring comprises both suspended timber and solid construction with fully fitted floor coverings in place at the time of our inspection. There was no internal sub-floor access hatch located at the time of our inspection. However, there is a small lower external door contained within the rear projection and this provides access to the sub-floor areas pertaining to the projection and also main cottage, although there was still no full access possible at the time of our inspection due to stored items etc.</p> |
| Internal joinery and kitchen fittings | <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The property is well presented internally and modernisation works have been carried out while the subjects have retained some traditional features, including internal joinery/doors and corncicing. The kitchen appears to have been upgraded/altered in recent years and is now contained within the former dining room .The original kitchen was contained within the rear single storey projection and this would now appear to be used as a utility room, although the gas hob and sink unit are still in place while referring you to our comments below under Section 4.</p> |
| Chimney breasts and fireplaces | <p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are no internal fireplaces.</p> |
| Internal decorations | <p>Visually inspected.</p> <p>The internal decorations mainly comprise emulsioned, painted and papered surfaces.</p> |

Single Survey

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| Cellars | <p>Visually inspected where there was a safe and purpose-built access.</p> <p>The property's sub-floor/cellar areas as previously noted are accessed to the rear from a lower external door contained within the single storey projection. The electrics contained within the sub-floor/cellar areas have not been tested.</p> |
| Electricity | <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Mains supply with the meter contained within the lounge cupboard. It would appear that some upgrading works have been carried out to wiring installations in fairly recent years and including the electrical consumer unit. Any available Test Certification should be transferred.</p> |
| Gas | <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Mains gas is connected with the external meter box to the lower gable outside wall of the rear single storey projection.</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>Mains water is connected and where visible, copper/metal and PVC plumbing installations are provided. Modern style fittings are provided in the ground floor bathroom and separate attic floor shower apartment together with some tiling and timber cladding. A ground floor hall cupboard contains a floor mounted, small sized internal sauna which has not been tested. Comment on the working order of this sauna is out with the scope of our inspection.</p> |

Single Survey

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| Heating and hot water | <p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property has the use of a gas fired central heating system, the boiler for which is contained within a kitchen cupboard and should also serve the property's hot water supply.</p> |
| Drainage | <p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Mains drainage is connected. It is not known if the drainage connections externally have been upgraded since the property was originally constructed.</p> |
| Fire, smoke and burglar alarms | <p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p> |

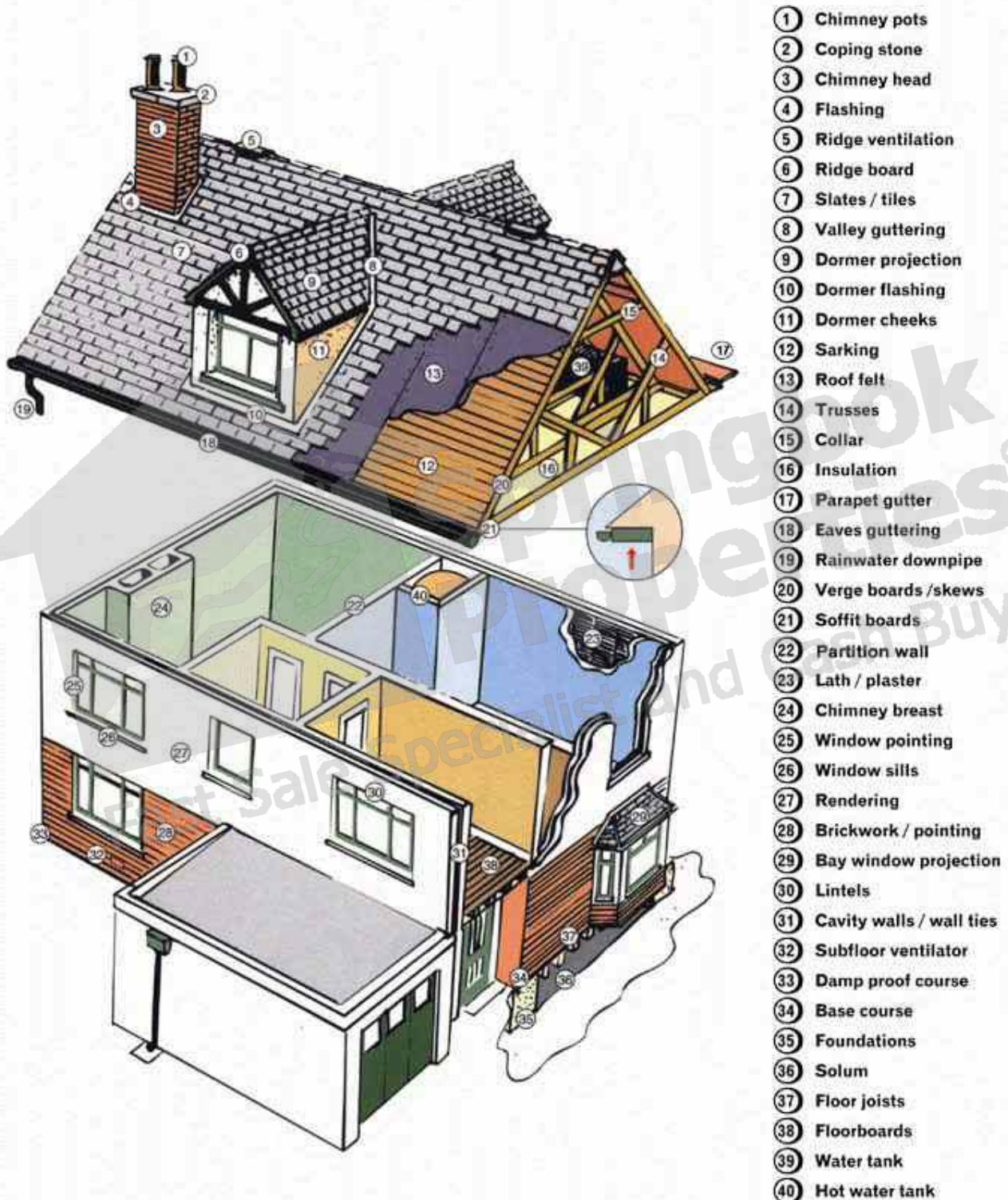
Any additional limits to inspection

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. Our view of the main roof spaces and timbers in general was limited with no access possible to the rear projection's roof space and timbers. It was possible to view some of the property's sub-floor timbers from the cellar area. Windows and external doors were not all fully opened or tested.

An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.

In properties of this age and type, it is common to find that there are some asbestos based products present, the full extent of which may not become apparent until full access works can be undertaken and particularly during the course of future upgrading/redecoration. We have not carried out an asbestos survey and if you require any further comments prior to purchase, then you must instruct a qualified asbestos surveyor to inspect the whole of the subjects and report thereon.

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.

Single Survey


2. Condition


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

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


|  Structural movement | |
|---|--|
| Repair category | 1 |
| Notes | There was no evidence of significant structural movement within the limitations of our inspection. |


|  Dampness, rot and infestation | |
|---|--|
| Repair category | 1 |
| Notes | Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range. |


|  Chimney stacks | |
|--|--|
| Repair category | 2 |
| Notes | Our inspection of chimney was limited but it is of an age and style where a degree of regular ongoing maintenance should be anticipated. |


|  Roofing including roof space | |
|--|---|
| Repair category | 2 |
| Notes | <p>Some loose and broken roof slates and components were visible. There appears to have been recent storm damage to the roof coverings and repairs are currently required. The roof coverings are of an age and style where a degree of regular ongoing maintenance should be anticipated. More extensive overhaul works may be required in the future.</p> <p>Ongoing maintenance works may also be required to roof timbers once full access is obtained.</p> |

Single Survey


|  Rainwater fittings | |
|--|---|
| Repair category | 1 |
| Notes | <p>Within the limitations of our inspection rainwater goods were seen to be free from significant defects.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defects.</p> |

|  Main walls | |
|--|--|
| Repair category | 2 |
| Notes | <p>Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended. Weathered and cracked external stairs should be repaired as necessary.</p> |

|  Windows, external doors and joinery | |
|---|--|
| Repair category | 2 |
| Notes | <p>Doors and windows are of an age and style where a degree of ongoing maintenance should be anticipated to frames, sealed units and opening mechanisms.</p> <p>The property's external joinery/timbers should be regularly inspected and maintained as necessary.</p> |

|  External decorations | |
|--|---|
| Repair category | 1 |
| Notes | <p>Paint finished and decorated external surfaces will require redecoration on a regular basis.</p> |

|  Conservatories/porches | |
|--|-----|
| Repair category | N/A |
| Notes | |

|  Communal areas | |
|--|-----|
| Repair category | N/A |
| Notes | |



Garages and permanent outbuildings

| | |
|------------------------|---|
| Repair category | 2 |
| Notes | <p>As confirmed under Section 1, the garage has been mainly converted/lined internally and re-conversion/maintenance works will be required in order to reinstate the garage to it's original size and accommodate a car. The garage structural in general will also require ongoing maintenance works, including roof coverings, brickwork and electrics.</p> <p>The small outbuilding to the rear of the car garage will also require ongoing upgrading and maintenance works, including the services, water supply and drainage.</p> |



Outside areas and boundaries

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | <p>Boundary walls and fences should be regularly checked and maintained as necessary.</p> <p>Mature trees/vegetation within the grounds of the property will require future ongoing professional maintenance by an experienced contractor.</p> |



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 | <p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>We would refer you to comments below under the section headed 'Cellars' in respect of the property's sub-floor area/timbers.</p> |

Single Survey



Internal joinery and kitchen fittings

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



Chimney breasts and fireplaces

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | It would be advisable to ensure that all disused chimney flues are properly vented/capped. |




Internal decorations


| | |
|------------------------|---|
| Repair category | 1 |
| Notes | The property is in good decorative order. |




Cellars

| | |
|------------------------|--|
| Repair category | 2 |
| Notes | Cellars/sub-floor areas can be common sources of defects and are also susceptible to water/damp ingress issues. At the time of our inspection, there was some evidence of dampness and ongoing treatment/maintenance works should be anticipated. If you require any further comments prior to purchase, then you must instruct a qualified specialist contractor to inspect the cellar/sub-floor areas and timbers. |

|  Electricity | |
|---|--|
| Repair category | 1 |
| Notes | <p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p> <p>The wiring system would appear to have been upgraded within recent years and is along modern lines. It will be appreciated that the system was not checked or tested and it is assumed that all works were carried out by a registered electrical contractor to current regulations. In the absence of any documentation a precautionary check should be made by a qualified electrical contractor to confirm the condition and adequacy of the installation.</p> <p>The electrics contained within the cellar area and garage have also not been tested.</p> |

|  Gas | |
|--|--|
| Repair category | 1 |
| Notes | <p>In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.</p> |

|  Water, plumbing and bathroom fittings | |
|---|---|
| Repair category | 1 |
| Notes | <p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas.</p> <p>The cold water rising main was not fully inspectable. The internal sauna contained within the ground floor hall cupboard should be regularly inspected and maintained/serviced as necessary while referring you to our previous comments under Section 1.</p> |

Single Survey



Heating and hot water

| | |
|------------------------|--|
| Repair category | 1 |
| Notes | It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system. |



Drainage

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



Single Survey

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

| | |
|---------------------------------------|-----|
| Structural movement | 1 |
| Dampness, rot and infestation | 1 |
| Chimney stacks | 2 |
| 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 | 2 |
| 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? | Ground | | | |
|--|--------|-------------------------------------|----|-------------------------------------|
| 2. Are there three steps or fewer to a main entrance door of the property? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 3. Is there a lift to the main entrance door of the property? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 4. Are all door openings greater than 750mm? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> |
| 5. Is there a toilet on the same level as the living room and kitchen? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 6. Is there a toilet on the same level as a bedroom? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| 7. Are all rooms on the same level with no internal steps or stairs? | Yes | <input 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

The property's original main roof space has been converted to form additional habitable accommodation which incorporates internal stairs and Velux windows. These attic conversion works may now be deemed as historic but any available consents etc. should still be checked and transferred. It is assumed that suitable strengthening works were carried out to existing roof timbers during these conversion works.

Since the subjects were purchased in recent years by the vendors, it is apparent that the kitchen has been re-sited. The former dining room now contains the dining kitchen which incorporates added services, drainage etc. The former kitchen contained within the rear single storey projection would now appear to be used as a utility room with the gas hob and sink unit still in place. Any necessary consents etc. for these more recent alterations should be obtained. The valuation assumes that prior to sale of the subjects, the gas hob still in place within the utility room projection will be fully removed to prevent this room being used as a second kitchen. Some lenders will not accept subjects as suitable security for mortgage purposes where potentially a second kitchen can be provided.

The garage has been mainly converted/lined internally to form an internal bar with electrics. The garage currently does not have space available for a car and this factor is reflected in the valuation stated. There is a separate small sized outbuilding to the rear of the car garage which contains an internal WC, drainage system, wash hand basin, water supply and services. It is assumed that no consents etc. will be available for the garage conversion works and external outbuilding/toilet. This is also reflected in the valuation figure stated, however, the garage conversion works and external outbuilding/toilet will still be queried upon re-sale if retained.

Our inspection noted that windows pertaining to the neighbouring, attached property partially look directly into the subject's own front garden ground. To the rear, part of the subject's own garden grounds extend beyond the dividing boundary shared with this neighbouring property. As a precaution, the full extent of boundaries/ownership, any rights of way and mutual maintenance liability for the subjects in general should be confirmed, also ensuring that there has been no element of land encroachment with the existing dividing boundaries to the front and rear in their correct position.

It would appear that some upgrading works have been carried out to wiring installations in fairly recent years and including the electrical consumer unit. Any available Test Certification should be transferred.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £460,000 (FOUR HUNDRED AND SIXTY THOUSAND POUNDS).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to

Single Survey

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

| | |
|-----------------------|---|
| Signed | <i>Paul Duncan</i> Electronically signed :- 20/02/2025 10:46 |
| Report author | Paul Duncan |
| Company name | J & E Shepherd Chartered Surveyors |
| Address | 11 Wemyssfield Kirkcaldy KY1 1XN |
| Date of report | 19/02/2025 |

Mortgage Valuation Report



Property Address

Address 38 Station Road, Lochgelly, KY5 9QU
Seller's Name [REDACTED]
Date of Inspection 19/02/2025

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

Absolute Ownership Other

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)
Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space

Available on site? Yes No

Permanent outbuildings:

The garage has been mainly converted/lined internally and currently cannot accommodate a car. The subjects have a separate external small sized outbuilding to the rear of the car garage and also a cellar area which extends below the internal accommodation.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No

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

Service Connections

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

Drainage Mains Private None
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:

The property has the use of a gas fired central heating 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
 Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

A semi-detached cottage with attic floor conversion and rear single storey projection. The property also has a utility room and referring you to our comments below.

The subjects are situated within an established, mainly residential area while overlooking a main traffic thoroughfare. Neighbouring residential properties are of comparable age and type. There are also some commercial premises nearby while Lochgelly benefits from railway services. A range of local amenities are available in the general area.

The subjects were vacant at the time of our inspection but access was still restricted to the exposed and accessible fabric. We have not carried out an asbestos survey. The services and double glazing were not tested. The valuation reflects the subjects are well presented internally while still retaining some traditional features. The valuation also reflects items of ongoing maintenance and repair will be required to the subjects.

The property's original main roof space has been converted to form additional habitable accommodation which incorporates internal stairs and Velux windows. These attic conversion works may now be deemed as historic but any available consents etc. should still be checked and transferred. It is assumed that suitable strengthening works were carried out to existing roof timbers during these conversion works.

Since the subjects were purchased in recent years by the vendors, it is apparent that the kitchen has been re-sited. The former dining room now contains the dining kitchen which incorporates added services, drainage etc. The former kitchen contained within the rear single storey projection would now appear to be used as a utility room with the gas hob and sink unit still in place. Any necessary consents etc. for these more recent alterations should be obtained. The valuation assumes that prior to sale of the subjects, the gas hob still in place within the utility room projection will be fully removed to prevent this room being used as a second kitchen. Some lenders will not accept subjects as suitable security for mortgage purposes where potentially a second kitchen can be provided.

The garage has been mainly converted/lined internally to form an internal bar with electrics. The garage currently does not have space available for a car and this factor is reflected in the valuation stated. There is a separate small sized outbuilding to the rear of the car garage which contains an internal WC, drainage system, wash hand basin, water supply and services. It is assumed that no consents etc. will be available for the garage conversion works and external outbuilding/toilet. This is also reflected in the valuation figure stated, however, the garage conversion works and external outbuilding/toilet will still be queried upon re-sale if retained.

Our inspection noted that windows pertaining to the neighbouring, attached property partially look directly into the subject's own front garden ground. To the rear, part of the subject's own garden grounds extend beyond the dividing boundary shared with this neighbouring property. As a precaution, the full extent of boundaries/ownership, any rights of way and mutual maintenance liability for the subjects in general should be confirmed, also ensuring that there has been no element of land encroachment with the existing dividing boundaries to the front and rear in their correct position.

It would appear that some upgrading works have been carried out to wiring installations in fairly recent years and including the electrical consumer unit. Any available Test Certification should be transferred.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Essential Repairs

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.

As previously noted, there is currently the potential for the subjects to have the use of a second kitchen and it is assumed that the gas hob currently contained within the utility room will be removed (the utility room formerly comprised the property's original kitchen).

Valuation

| | | |
|---|---|--------------------------------------|
| Market value in present condition | £ | <input type="text" value="230,000"/> |
| Market value on completion of essential repairs | £ | <input type="text"/> |
| Insurance reinstatement value | £ | <input type="text" value="460,000"/> |

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

Is a reinspection necessary? Yes No

Declaration

| | |
|-----------------------------|---|
| Signed | <i>Paul Duncan</i> Electronically signed :- 20/02/2025 10:46 |
| Surveyor's name | Paul Duncan |
| Professional qualifications | BSc (Hons), MRICS |
| Company name | J & E Shepherd Chartered Surveyors |
| Address | 11 Wemyssfield, Kirkcaldy, KY1 1XN |
| Telephone | 01592 205442 |
| Email Address | kirkcaldy@shepherd.co.uk |
| Date of Inspection | 19/02/2025 |



Energy Performance Certificate



Springbok
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Energy Performance Certificate (EPC)

Scotland

Dwellings

38 STATION ROAD, LOCHGELLY, KY5 9QU

Dwelling type: Semi-detached house
Date of assessment: 19 February 2025
Date of certificate: 19 February 2025
Total floor area: 123 m²
Primary Energy Indicator: 297 kWh/m²/year

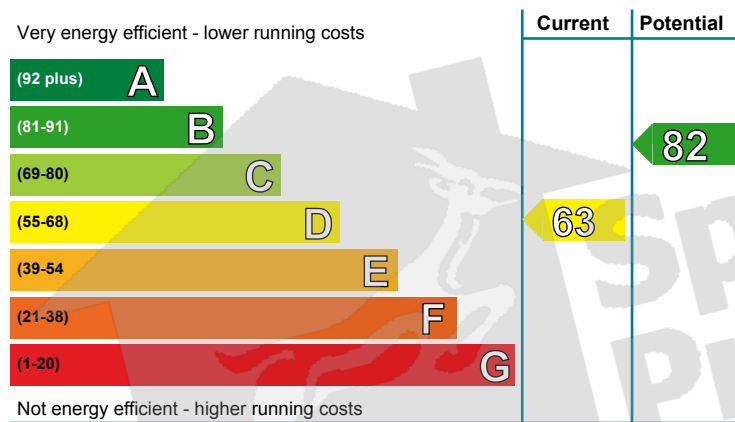
Reference number: 9015-5422-3430-2861-6292
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

| | | |
|--|---------------|--|
| Estimated energy costs for your home for 3 years* | £5,742 | See your recommendations report for more information |
| Over 3 years you could save* | £1,797 | |

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

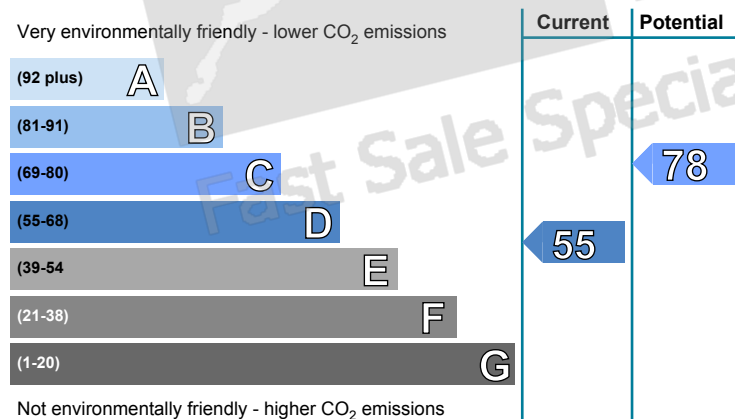


Energy Efficiency Rating

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 (63)**. 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 D (55)**. The average rating for EPCs in Scotland is **band D (59)**.

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 Room-in-roof insulation | £1,500 - £2,700 | £237.00 |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £819.00 |
| 3 Floor insulation (suspended floor) | £800 - £1,200 | £438.00 |

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 | Sandstone or limestone, as built, no insulation (assumed) | ★★☆☆☆ | ★★☆☆☆ |
| | Solid brick, as built, no insulation (assumed) | ★★☆☆☆ | ★★☆☆☆ |
| Roof | Pitched, 75 mm loft insulation | ★★★★☆☆ | ★★★★☆☆ |
| | Roof room(s), insulated | ★★★★☆☆ | ★★★★☆☆ |
| Floor | Suspended, no insulation (assumed) | — | — |
| 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 | Low energy lighting in 40% of fixed outlets | ★★★☆☆ | ★★★☆☆ |

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 52 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 6.4 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 3.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.




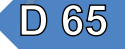

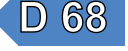






Estimated energy costs for this home

| | Current energy costs | Potential energy costs | Potential future savings |
|---------------|----------------------|------------------------|---|
| Heating | £4,782 over 3 years | £3,315 over 3 years |  |
| Hot water | £420 over 3 years | £291 over 3 years | |
| Lighting | £540 over 3 years | £339 over 3 years | |
| Totals | £5,742 | £3,945 | |

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 Room-in-roof insulation | £1,500 - £2,700 | £79 |  |  |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £273 |  |  |
| 3 Floor insulation (suspended floor) | £800 - £1,200 | £146 |  |  |
| 4 Low energy lighting for all fixed outlets | £30 | £59 |  |  |
| 5 Solar water heating | £4,000 - £6,000 | £43 |  |  |
| 6 Solar photovoltaic panels, 2.5 kWp | £3,500 - £5,500 | £403 |  |  |

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 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

2 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside 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. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

3 Floor insulation (suspended floor)

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

4 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

5 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

6 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.

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) | 22,750 | (1,392) | N/A | (4,324) |
| Water heating (kWh per year) | 2,184 | | | |

Addendum

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

About this document

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

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

Assessor's name: Mr. Paul Duncan
Assessor membership number: EES/019937
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
FUNDED BY THE SCOTTISH GOVERNMENT





Property Questionnaire



Springbok
Properties®
Fast Sale Specialist and Cash Buyer



property questionnaire

Property address

38 Station Road
Lochgelly
KY5 9QU

| | |
|-----------|--|
| | |
| Seller(s) | |
| | |

Completion date of property questionnaire

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? |

2. Council tax

Which Council Tax band is your property in? |

3. Parking

| | | |
|---|-------------------------------------|-------------------------------------|
| What are the arrangements for parking at your property? | | |
| (Please tick all that apply) | | |
| • Garage | <input type="checkbox"/> | <input type="checkbox"/> |
| • Allocated parking space | <input type="checkbox"/> | <input type="checkbox"/> |
| • Driveway ✓ | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| • Shared parking | <input type="checkbox"/> | <input type="checkbox"/> |
| • On street | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |

| | | |
|---------------------------|--|--|
| • Resident permit | | |
| • Metered Parking | | |
| • 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)?

NO

If you have answered yes, please describe below the changes which you have made:

(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

If you have answered yes, 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:

b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?

NO

If you have answered yes, please answer the three questions below:

(i) Were the replacements the same shape and type as the ones you replaced?

(ii) Did this work involve any changes to the window or door openings?

(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.

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).

YES

If you have answered yes or partial – what kind of central heating is there?

(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).

GAS

If you have answered yes, please answer the three questions below:

i) When was your central heating system or partial central heating system installed?

PRE PURCHASE

(ii) Do you have a maintenance contract for the central heating system?

BOILER LAST SERVICED IN AUGUST

If you have answered yes, please give details of the company with which you have a maintenance contract:

(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?

NO

If you have answered yes, is the damage the subject of any outstanding insurance claim?

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

If you have answered yes, 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 | GAS | EDF |
| Water mains or private water supply | MAINS WATER | |
| Electricity | YES | EDF |
| Mains drainage | YES | |
| Telephone | YES | PLUSNET |
| Cable TV or satellite | NO | |
| Broadband | YES | PLUSNET |

b. Is there a septic tank system at your property?

NO

If you have answered yes, please answer the two questions below:

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

(ii) Do you have a maintenance contract for your septic tank?

If have answered yes, details of the company with which you have a maintenance contract:

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?

NONE

If you have answered yes, please give details:

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

NO

If you have answered yes, please give details:

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?

NO

If you have answered yes, please give details:

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?

NO

If you have answered yes, please give details:

- 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.)

NO

If you have answered yes, please give details:

12. Charges associated with the property

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

NO

If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:

- b. Is there a common buildings insurance policy?

NO

If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?

- 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?

NO

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.

- 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?

NO

If you have answered yes, please give details:

- 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:

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 the last 10 years?

NO

If you have answered yes, please give details:

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): *Rob Smith + Maria Smith*

Date: *2*



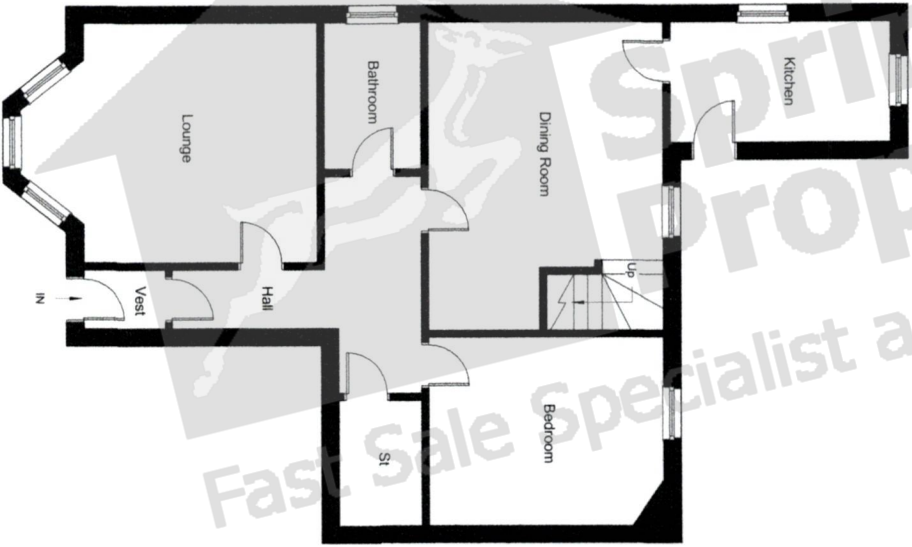
Springbok Properties®
Fast Sale Specialist and Cash Buyer

| Energy Efficiency Rating | |
|---|------------------|
| Property Energy Efficiency - Lower energy costs | Current Property |
| 100 to 100% | 81 |
| 93 to 100% | |
| 85 to 92% | 66 |
| 77 to 84% | |
| 69 to 76% | |
| 61 to 68% | |
| 53 to 60% | |
| 45 to 52% | |
| 37 to 44% | |
| 29 to 36% | |
| 21 to 28% | |
| 13 to 20% | |
| 5 to 12% | |

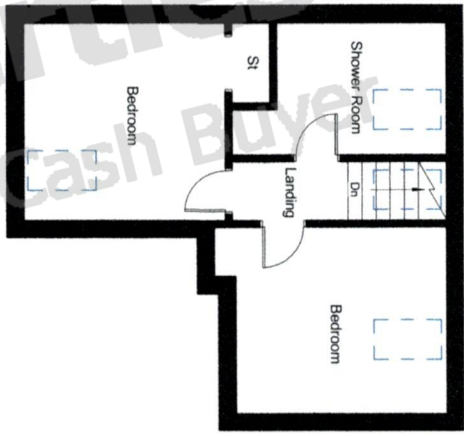
The energy efficiency of higher energy costs
 EPC (Energy Performance Certificate)
 England, Wales & Northern Ireland



Ground Floor



First Floor



Springbok Properties®
Fast Sale Specialist and Cash Buyer



- Home Report
- Valuation Report
- Executory Valuation
- Tax Valuations
- Separation Valuation
- Private Sale Valuation
- New Build & Plot Valuation
- Insurance Reinstatement Valuation
- Portfolio Valuation
- Rental Valuation
- Drive By & Desktop Valuation
- Energy Performance Certificate (EPC)
- Level Two Survey & Valuation Report
- Level Two Condition Report
- Expert Witness Report

- Commercial Valuation
- Commercial Agency
- Acquisitions Consultancy
- Commercial Lease Advisory
- Rent Reviews
- Asset Management
- Development Appraisals & Consultancy
- Auctions
- Property Management
- Professional Services
- Licensed Trade & Leisure
- Expert Witness Report
- Rating
- Property Investment
- Public Sector

- Quantity Surveying
- Building Surveying
- Project Management
- Dispute Resolution Support Services
- Principal Designer
- Clerk of Works
- Commercial EPC
- Health & Safety Management
- Employer's Agent
- Energy Consultancy
- Housing Partnerships
- Housing Consultancy
- Development Monitoring
- Mediation Services

Aberdeen
▲▲▲ 01224 202800

Ayr
▲▲ 01292 267987

Bearsden
▲▲ 0141 611 1500

Belfast
▲ 02890 912975

Birmingham
▲ 0121 270 2266

Coatbridge
▲▲ 01236 436561

Cumbernauld
▲▲ 01236 780000

Dalkeith
▲▲ 0131 663 2780

Dumbarton
▲▲ 01389 731682

Dumfries
▲▲▲ 01387 264333

Dundee
▲▲ 01382 200454
▲ 01382 220699

Dunfermline
▲▲ 01383 722337
▲ 01383 731841

East Kilbride
▲▲ 01355 229317

Edinburgh
▲▲ 0131 2251234
▲ 0131 557 9300

Elgin
▲▲ 01343 553939

Falkirk
▲▲ 01324 635 999

Fraserburgh
▲▲ 01346 517456

Galashiels
▲▲ 01896 750150

Glasgow
▲▲▲ 0141 331 2807

Glasgow South
▲▲▲ 0141 649 8020

Glasgow West End
▲▲ 0141 353 2080

Greenock
▲▲ 01475 730717

Hamilton
▲▲ 01698 891400

Inverness
▲▲▲ 01463 712239

Kilmarnock
▲▲ 01563 520318

Kirkcaldy
▲▲ 01592 205442

Lanark
▲▲ 01555 663058

Leeds
▲ 0113 322 5069

Livingston
▲▲ 01506 416777

London
▲▲ 02033 761 236

Montrose
▲▲ 01674 676768

Musselburgh
▲▲ 0131 653 3456

Oban
▲▲ 01631 707 800

Paisley
▲▲ 0141 889 8334

Perth
▲▲ 01738 638188
▲ 01738 631631

Peterhead
▲▲ 01779 470766

St Andrews
▲▲ 01334 477773
▲ 01334 476469

Saltcoats
▲▲ 01294 464228

Stirling
▲▲ 01786 450438
▲ 01786 474476