

P A R T 1 .

SINGLE SURVEY

A report on the condition of the property, with categories being rated from 1 to 3.



Survey report on:

Surveyor Reference	HH/4251
Customer	Mr. J Lafferty
Selling address	Dunarden, 47 Campbell Street Helensburgh G84 9QW
Date of Inspection	28/05/2025
Prepared by	Russell Smith, MA MRICS Helensburgh - Allied Surveyors Scotland Ltd

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 will not be inspected or reported on.

Description	The subjects comprise a substantial detached villa with accommodation over three levels.
Accommodation	Ground floor: entrance vestibule, hallway, main living room, open plan to dining area, with study and kitchen off, sitting room, family room, rear hallway with utility room, cupboard and shower room off. Half landing: bathroom. First floor: landing, five bedrooms. Attic level: bedrooms 6 and 7.
Gross internal floor area (m2)	375 sq mtrs approx.
Neighbourhood and location	The subjects are located within an established residential area where surrounding properties are of various different ages and styles. Local amenities and facilities are available relatively nearby within Helensburgh town centre.
Age	Understood to have been constructed around 1878.
Weather	Overcast with sunny spells and light showers.
Chimney stacks	The chimneys are of stone construction, and flashings are formed in lead where visible. <i>Visually inspected with the aid of binoculars where required.</i>

Roofing including roof space	<p>The main roof is pitched and slated. There are dormer projections to the front and rear which have slated cheeks. The roofs to the dormers are of flat or near flat design, and appear to be clad in lead, along with a small flat central section to the main roof. There are also pitched and slated roofs over the side and rear adjuncts.</p> <p>The attic bedrooms occupy the majority of the main roof space. We were able to gain sight of the eaves areas to the sides, although only limited 'head and shoulders' inspections was possible due to the presence of insulation materials at joist level throughout. Parts of the attic rooms also appear to have been insulated to the external elevations and sloping ceilings.</p> <p>Only a very limited 'head and shoulders' inspection of the roof space over the kitchen was possible, due to a lack of clearance. This roof is also of timber framed construction with timber sarking. No access was possible into any roof space over the small rear adjuncts.</p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where required.</i></p> <p><i>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time.</i></p> <p><i>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</i></p> <p><i>Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.</i></p>
Rainwater fittings	<p>Gutters and downpipes are formed in cast iron and PVC.</p> <p><i>Visually inspected with the aid of binoculars where required.</i></p>
Main walls	<p>The outer walls are of traditional solid sandstone construction.</p> <p><i>Visually inspected with the aid of binoculars where required.</i></p> <p><i>Foundations and concealed parts were not exposed or inspected.</i></p>

Windows, external doors and joinery	<p>Windows throughout the house have been replaced with PVC framed, double glazed units, which are of various different styles.</p> <p>The only exception is the large timber framed window to the main stairs, which has a feature leaded single glazed panel.</p> <p>To the front entrance vestibule, there are double storm doors which are PVC framed and double glazed. The inner door and adjacent partitions are formed in timber with stained glass panels.</p> <p>To the kitchen, there are two external doors which are of split design. These appear to be of composite construction with double glazed panels.</p> <p>The fascia boards and soffits are formed in timber.</p> <p><i>Internal and external doors were opened and closed where keys were available.</i></p> <p><i>Random windows were opened and closed where possible.</i></p> <p><i>Doors and windows were not forced open.</i></p>
External decorations	<p>There are painted finishes to eaves timbers and cast iron rainwater goods.</p> <p><i>Visually inspected.</i></p>
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	<p>The property has a large attached garage on the right hand side of the property at the rear. Parts of the walls are formed in stone, being the rear wall of the main house. The external parts are however formed in brick and render. There is a large remotely operated 'up and over' style door to the front and a further timber door at the rear. The roof is of flat design and is clad with bitumen felt.</p> <p>On the left hand side of the house at the front, there is a timber summer house, which has a pitched and slated roof. There are double doors to the front which are timber framed and single glazed. The summer house benefits from light and power.</p> <p><i>Visually inspected.</i></p>

<p>Outside areas and boundaries</p>	<p>The property is located on a large corner plot. There is a low stone boundary wall topped with hedges to the front and side.</p> <p>There is a gravelled driveway accessed via stone gate posts and metal gates. This leads up to a parking area directly in front of the house, which is slightly elevated above a retaining wall. There is a large lawn and pathways to the front of the house. The left hand boundary is formed by timber and wire fencing.</p> <p>On the right hand side of the house, there is a path leading towards the rear and garage. The garage is accessed through the side boundary via double timber gates which lead onto a short gravelled driveway.</p> <p>There is further garden ground at the rear, and a path leading along the rear of the house. The rear boundary is formed by a timber fence, as the former back garden has been separated off for use as an additional plot of land.</p> <p>There is a further gravelled area on the left hand side of the house and the boundary is formed by a stone wall.</p> <p><i>Visually inspected.</i></p>
<p>Ceilings</p>	<p>Ceilings appear to be a combination of lath and plaster, and plasterboard.</p> <p><i>Visually inspected from floor level.</i></p>
<p>Internal walls</p>	<p>Internal walls are formed in lath and plaster, plaster on hard, and plasterboard.</p> <p><i>Visually inspected from floor level.</i></p> <p><i>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p>
<p>Floors including sub floors</p>	<p>The flooring is of suspended timber joist construction with tongue and groove timber floorboards. Due to fitted floor coverings in several rooms, our inspection of the flooring was somewhat restricted.</p> <p>We were able to gain access to the sub-floor area via a hatch in the understair cupboard. Our inspection was however limited to the small area around the hatch, due to a lack of clearance, and the presence of pipework and insulation materials etc.</p> <p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>

Internal joinery and kitchen fittings	<p>Door frames and skirting boards etc. are formed in timber with painted and stained finishes.</p> <p>Kitchen fittings comprise a newly installed range of floor mounted units including two sinks. There is also a large gas range style cooker.</p> <p>There is a further island unit within the adjacent dining area at the rear of the main living room.</p> <p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p>
Chimney breasts and fireplaces	<p>The main living room on the left hand side has an open fireplace with a timber and tiled surround.</p> <p>There is a large tiled hearth in the adjacent dining area, although the flue has been blocked up.</p> <p>The living room on the right hand side has a traditional timber mantelpiece although the opening has been partially tiled and bricked up.</p> <p>There is also an open fireplace within the rear sitting room. The flue has been boarded over but fitted with a permanent ventilator.</p> <p>The small study area to the front of the kitchen also has a fireplace surround although again the opening has been boarded up and ventilated.</p> <p>It is assumed that any other former fireplaces have been blocked up in the past.</p> <p>Visually inspected. No testing of the flues or fittings was carried out.</p>
Internal decorations	<p>There are painted, papered, and woodchip finishes to internal walls and ceilings.</p> <p>Visually inspected.</p>
Cellars	Not applicable.
Electricity	<p>Mains supply, with circuit breakers and meters located in a small cupboard within the study. There is a further consumer unit within the understair cupboard.</p> <p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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>

Gas	<p>Mains supply.</p> <p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>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>
Water, plumbing and bathroom fittings	<p>Mains water supply. Visible plumbing is formed in copper, PVC, and flexible metal pipework.</p> <p>Within the main bathroom on the half landing, there is a three piece suite including a stand-alone bath with shower hose.</p> <p>The shower room at ground floor level has a modern two piece suite and a shower cubicle (mixer).</p> <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>Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.</p>
Heating and hot water	<p>There is a gas fired Worcester Highflow combination boiler in the utility room within the rear adjunct. This boiler serves a variety of radiators throughout the house and provides hot water.</p> <p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p>
Drainage	<p>Appears to be connected to the main sewer.</p> <p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p>

<p>Fire, smoke and burglar alarms</p>	<p>Several smoke alarms were noted throughout the house, and there is also a heat detector in the kitchen. The property appears to be fitted with a burglar alarm system.</p> <p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required.</p> <p>The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.</p> <p>We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.</p>
<p>Any additional limits to inspection</p>	<p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p>

Sectional Diagram showing elements of a typical house



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

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 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:	The building has been affected by a degree of structural movement, with some cracking evident to parts of the external walls and ceilings etc. Within the limits of our single site inspection, the movement evident would appear to be non progressive in nature, and the likelihood of further significant movement seems remote.

Dampness, rot and infestation	
Repair category:	2
Notes:	<p>Internal walls were tested with an electronic moisture meter and localised dampness was noted to the upper parts of the left hand wall of the building, in the first floor bedrooms. This is likely to be due to water penetration around the chimney head above, which is stained and requires repointing.</p> <p>Slightly elevated damp meter readings were also noted to the ceiling within bedroom 4, again adjacent to the chimney breast.</p> <p>Elevated damp meter readings were noted within the utility room and adjacent store cupboard in the rear adjunct.</p> <p>Elevated damp meter readings were also noted to accessible timbers within the roof space.</p> <p>It should be confirmed whether damp treatments have been undertaken in the house in the past, and any relevant documentation should ideally be exhibited.</p>

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.

Chimney stacks	
Repair category:	2
Notes:	The chimneys are affected by typical weathering and staining. There are also areas of localised vegetation growth and moss to coping stones etc. In particular, the chimney on the left hand side of the building is weathered and stained, and stonework appears slightly out of line. It does appear that localised repointing has been undertaken in the past. Further maintenance repairs can be anticipated to this chimney in order to prevent further water ingress to the wall below.

Roofing including roof space	
Repair category:	2
Notes:	<p>The main roof is in a fairly typical condition for a property of this age and type, with some slipped and chipped slates noted, along with general staining. The roofs over the side and rear adjuncts were noted to be in a similar condition. As with any slated roof, regular and ongoing maintenance will be necessary in order to keep the building in a wind and watertight condition.</p> <p>The flat sections to the main roof and dormers are understood to have been renewed. As with any flat roof, a degree of ongoing maintenance can be anticipated.</p> <p>Our inspection of the various roof spaces was generally restricted. Timbers are affected by typical damp and salt staining, and slightly elevated damp meter readings were noted to the accessible parts.</p>

Rainwater fittings	
Repair category:	1
Notes:	Due to the weather conditions at the time of our inspection, we are unable to comment on the adequacy or otherwise of the rainwater conductors. On the basis of our visual inspection, no significant defects were noted.

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.

Main walls

Repair category:	2
Notes:	Parts of the external walls now require a degree of repointing and refacing, particularly below chimneys to the side and rear. Cracking was noted to stonework at the front corner of the building. Please see our comments under 'Structural movement' above.

Windows, external doors and joinery

Repair category:	1
Notes:	The majority of windows have been replaced with PVC framed double glazed units, which appear to be in satisfactory condition with regards to age and type. Our inspection of the large stained glass single glazed window at the rear was somewhat restricted. Internal timbers are however affected by condensation where visible, and a degree of redecoration is required.

External decorations

Repair category:	1
Notes:	Generally satisfactory, although a degree of further period redecoration can be anticipated to fascia boards and cast iron rainwater goods etc.

Conservatories / porches

Repair category:	
Notes:	Not applicable.

Communal areas

Repair category:	
Notes:	Not applicable.

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.

Garages and permanent outbuildings

Repair category:	2
Notes:	<p>The attached garage does appear to have been affected by a degree of structural movement. Parts of the render were noted to be cracked and stained externally. There is also staining to the OSB sarking boards internally. Decay was noted to the external timber sill of the double glazed window. The flat roof covering will have a limited lifespan.</p> <p>The timber summer house appears to be in adequate condition for general storage purposes. The slated roof covering will however require ongoing attention, and there is woodworm to floor timbers internally.</p>

Outside areas and boundaries

Repair category:	1
Notes:	<p>The precise boundaries should be confirmed from the title deeds.</p> <p>Garden grounds have benefited from recent maintenance, and post lights have been installed around the driveway and paths. The lower part of the lawn has been cleared following the removal of a tree but would benefit from further landscaping. A degree of ongoing maintenance can be anticipated to the stone boundary walls.</p> <p>There are some mature trees within close proximity of the house, and these may require to be cut back periodically.</p>

Ceilings

Repair category:	1
Notes:	Ceilings are in a fairly typical condition for a property of this age and type, with areas of hairline cracking noted.

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.

Internal walls	
Repair category:	1
Notes:	<p>Typical cracks and blemishes were noted to internal plasterwork. Some areas have benefited from recent replastering and require to be decorated.</p> <p>As noted above, there are areas of dampness to several parts of the house.</p>

Floors including sub-floors	
Repair category:	1
Notes:	Within the limits of our inspection, no significant defects were noted.

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	<p>Internal joinery is generally satisfactory with regards to age and type, although there are some areas of typical wear and tear.</p> <p>The kitchen fittings have been installed recently, and are in satisfactory condition.</p>

Chimney breasts and fireplaces	
Repair category:	1
Notes:	Any blocked fireplaces should be permanently ventilated in order to prevent dampness and subsequent timber decay. It should be ensured that all flues, whether in use or not, are regularly checked and serviced.

Internal decorations	
Repair category:	1
Notes:	Generally satisfactory, although some parts of the property still required to be redecorated at the time of our inspection.

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.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	The electrical installation has benefited from recent upgrading and no significant deficiencies were noted. A recent satisfactory test certificate should be exhibited.

Gas	
Repair category:	1
Notes:	Our valuation assumes that the gas installation complies with current Gas Safe regulations.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes:	No obvious defects were noted to visible sections of plumbing. Bathroom fittings are modern and appear satisfactory.

Heating and hot water	
Repair category:	1
Notes:	The central heating boiler is of a mid-aged design, although many of the radiators have been renewed. It should be confirmed whether the system has been annually serviced or is covered by a maintenance contract. In the absence of written confirmation of this, we would recommend that the system is serviced by a Gas Safe registered engineer.

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.

Drainage	
Repair category:	1
Notes:	No obvious defects were noted.

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

Structural movement	1
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	
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	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

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 coinoperated machines.

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

Various alterations have been undertaken over the years to form the property into its present layout. More recent alterations have however been undertaken to remove the partition between the main living room and dining area to the rear, as well as to remove several internal partitions to create the single large kitchen. The completing solicitor should be satisfied that any necessary valid permissions or approvals have been obtained.

The precise boundaries should be confirmed from the title deeds. The rear part of the garden has been separated off for the construction of a new build property and as such, has been excluded from our valuation.

It should be confirmed whether any damp or timber treatments have been undertaken within the property in the past, and relevant documentation or guarantees should be exhibited.

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

Estimated re-instatement cost (£) for insurance purposes

£1,750,000 (ONE MILLION, SEVEN HUNDRED AND FIFTY THOUSAND POUNDS).

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit and the Pandemic. It is recommended that you update this figure regularly to ensure that you have adequate cover or alternatively seek specialist advice from your Insurer.

Valuation (£) and market comments

£770,000

In its present condition and with the current state of the property market our valuation of the property is in the region of £770,000 (SEVEN HUNDRED AND SEVENTY THOUSAND POUNDS)

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Signed:	Electronically Signed: 288009-81B555AA-91B8
Date of report:	29/05/2025