



## HOME REPORT





**2 BLACKBARONY ROAD  
EDINBURGH  
EH16 5QP**

**INSPECTION DATE:**

**18<sup>th</sup> February 2026**

**PREPARED BY:**

**PHILIP LOVEGROVE BSc PG DIP MSc (DIST) MRICS**



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## 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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

<b>Description</b>
Detached house with garage and garden ground.
<b>Accommodation</b>
Ground Floor; Entrance Vestibule, Hallway, Lounge, Dining Room, Family Room, Kitchen, Pantry, Utility Room, Cloakroom, Coal Cellar, Rear Vestibule.  First Floor; Landing, Four Bedrooms, Bathroom, Study, Wet Shower Room, Linen Cupboard.  Usual cupboard accommodation.
<b>Gross internal floor area (m<sup>2</sup>)</b>
230 m <sup>2</sup> or thereby.
<b>Neighbourhood and location</b>
The property forms part of an established residential area to the south side of Edinburgh city centre. All normal facilities and amenities are readily available.
<b>Age</b>
The property is understood to be in the order of 90 years old.
<b>Weather</b>
Dry with clear skies.

<p><b>Chimney stacks</b></p>
<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>The chimneys are of rendered brick construction with metal flashings.</p>
<p><b>Roofing including roof space</b></p>
<p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. 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>The roof structure is primarily of pitched timber construction clad externally in natural slate. A flat platform section of roof is present to the rear of the main building. The flat roof is overlaid externally in a single ply membrane. The front bay windows also have flat platform sections that appear to be overlaid externally in copper sheet materials.</p> <p>Access to the principal roof void is by way of a hatch formed in the ceiling of the study at first floor level. A separate roof void is present above the ground floor rear annexe. The access hatch to the rear roof void is by way of a hatch formed in the ceiling of the rear vestibule. It is evident that glass wool insulating material has been installed between the ceiling ties of roof trusses in both roof voids. A cold water storage tank is present in the main roof void.</p>
<p><b>Rainwater fittings</b></p>
<p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>The rainwater fittings are in cast iron with guttering of half-round profile.</p>
<p><b>Main walls</b></p>
<p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The external walls to the building are primarily of cavity brick construction with cement render external wall finishes. The front elevation of the building has been finished in natural sandstone.</p>
<p><b>Windows, external doors and joinery</b></p>
<p><i>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</i></p> <p>The windows to the property are fitted with timber framed single glazed units. The external doors to the property are in timber.</p>
<p><b>External decorations</b></p>
<p><i>Visually inspected.</i></p> <p>External joinery items are paint finished. The cast iron rainwater fittings are also paint finished.</p>

<b>Conservatories / porches</b>
Not Applicable.
<b>Communal areas</b>
Not Applicable.
<b>Garages and permanent outbuildings</b>
<p><i>Visually inspected.</i></p> <p>A detached single car garage is included with the property. The garage is of brick construction with a flat platform roof that is overlaid externally in bituminous felt. The garage is equipped internally with electric light and power and benefits from a water supply.</p>
<b>Outside areas and boundaries</b>
<p><i>Visually inspected.</i></p> <p>Areas of garden ground are included to the front, side and rear of the main building. The garden boundaries are primarily defined by masonry walls of brick and stone construction. A vehicle driveway has been formed, with off-street parking provision for multiple vehicles.</p>
<b>Ceilings</b>
<p><i>Visually inspected from floor level.</i></p> <p>The ceilings were mainly found to be finished in lath and plaster. A number of ceilings were found to have been finished with a textured coating.</p>
<b>Internal walls</b>
<p><i>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>The internal walls and partitions are mainly plaster finished. A number of walls and partitions have been finished with a textured coating.</p>
<b>Floors including sub floors</b>
<p><i>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</i></p> <p>Flooring within the property is mainly of suspended timber construction with some sections of solid concrete flooring at ground floor level. We did not gain access to any sub floor voids.</p>

<p><b>Internal joinery and kitchen fittings</b></p> <p><i>Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.</i></p> <p>The internal door facings and skirting boards are mostly in natural timber. Internal doors are mostly of flat panel type. Low-level glazing is present within the property.</p> <p>The kitchen fittings include both wall and floor mounted units. Worktop and storage space is adequate.</p>
<p><b>Chimney breasts and fireplaces</b></p> <p><i>Visually inspected. No testing of the flues or fittings was carried out.</i></p> <p>Fireplaces have been retained within a number of rooms but have generally been taken out of use. Several fireplaces are fitted with gas fires.</p>
<p><b>Internal decorations</b></p> <p><i>Visually inspected.</i></p> <p><b>Internal decorations are mainly finished with paper and emulsion paint.</b></p>
<p><b>Cellars</b></p> <p>Not Applicable.</p>
<p><b>Electricity</b></p> <p><i>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.</i></p> <p>Mains electricity is installed. The electricity meter and consumer unit are located in concealed cupboards within the entrance vestibule.</p>
<p><b>Gas</b></p> <p><i>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.</i></p> <p>Mains gas is installed. The gas meter and isolator valve are fitted to the side elevation of the rear annexe.</p>

**Water, plumbing and bathroom fittings**

*Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.*

Mains water is installed. Accessible pipework was found to be principally in copper and plastic. In a property of this age the original plumbing installation would have been in lead. It is possible that sections of concealed lead pipework will be found to remain. The cold water storage tank is in plastic.

A second disabled wet shower room has also been formed. An additional cloakroom is provided at ground floor level.

**Heating and hot water**

*Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.*

Gas fired central heating is installed. The central heating system is served by a wall mounted boiler located within the kitchen. The boiler serves panel radiators in all main rooms. The principal heating system is supplemented by gas fires fitted to fireplaces within the public rooms.

Hot water is generated by the primary heating system and stored for use in a hot water storage cylinder. The hot water storage cylinder is located in a kitchen cupboard. The hot water storage cylinder is additionally equipped with an electric immersion heater.

**Drainage**

*Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.*

The property is understood to be connected to the public sewer.

**Fire, smoke and burglar alarms**

*Visually inspected. No tests whatsoever were carried out to the system or appliances.*

Fire detection and alarm equipment are present within the property. We recommend that it be verified that the provision meets with current fire safety standards.

The property is fitted with an intruder alarm system.

**Any additional limits to inspection:**

*We did not inspect the property for the purpose of identifying invasive plants. Invasive plant species are ones which typically cause ecological or economic harm in a new environment where they are not native. In some instances, invasive plants can also cause damage to built structures and may render property unsuitable for mortgage lending. While not an exhaustive list, invasive plant species include Japanese Knotweed, Giant Hogweed and Himalayan Balsam. Our valuation is made on the basis that invasive plant species are not present and note that identification is best carried out by a specialist contractor. Commonly invasive plant species require eradication by licensed contractors and the cost of eradication works may prove significant. Where we are made aware of invasive plant species being present at a property, we reserve the right to revise our assessment of Market Value.*

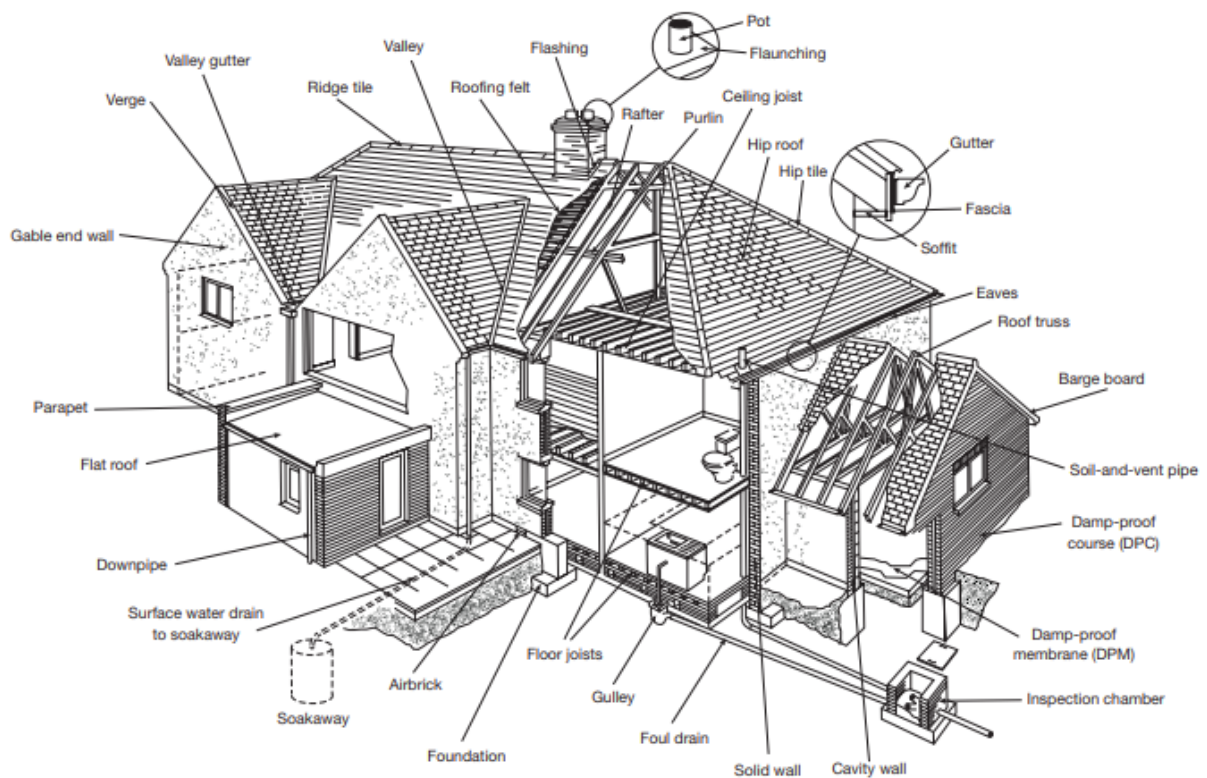
*The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.*

*A structural survey was not instructed and we have not inspected the woodwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.*

*It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.*

*At the time of inspection the property was fully furnished, with fitted floor coverings in position throughout. Detailed inspection of surface flooring was not possible. We did not gain access to any sub floor voids. Access was gained to both roof void areas but inspection was limited as a consequence of roof insulating material and a lack of safe access. The flat platform roof section to the rear of the main building was viewed from an attic roof light. Other external inspection was made from ground level only. Elements of the chimneys and roof coverings were not visible.*

## Sectional diagram showing elements of a typical house



Reference may be made in this report to some or all of the above building elements of the property.

This diagram may assist you in locating and understanding these terms.

## 2. CONDITION

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

### Repair Categories

#### Category 1:




No immediate action or repair





#### Category 2:






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





#### Category 3:



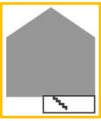


Urgent Repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.




 <b>Structural movement</b>	
<b>Repair category</b>	1
<b>Notes:</b>	There is evidence of minor structural movement having affected the property. On the basis of a single inspection the movement appears longstanding and is to an extent commonly encountered with properties of similar age and type. Related structural repairs are not considered necessary at this time and we confirm the suitability of the property for mortgage lending.
 <b>Dampness, rot and infestation</b>	
<b>Repair category</b>	1
<b>Notes:</b>	No obvious significant dampness, timber decay or infestation was noted within the limitations of the inspection. Some damp staining was noted to the ceiling of the head of the main stair. The staining was found to be dry when tested and is understood to be a legacy matter dating to before the renewal of the flat platform roof covering.
 <b>Chimney stacks</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	Signs of weathering and deterioration were noted to the cement render surfaces of the chimneys. Liability for related repair should be anticipated and appropriate advice should be obtained.

 <b>Roofing including roof space</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The roof coverings where seen appeared in generally serviceable condition. It is evident that the roof coverings have been subject to ongoing maintenance. The flat platform roof section to the main building is understood to have been replaced in the course of the last 10 years and is subject to a contractors' guarantee. It is likely that the roof coverings will require ongoing attention in order to maintain condition. The flat copper roof sections to the front bay windows appear original and should be anticipated as having a limited life expectancy.</p> <p>No significant items of disrepair were noted within accessible roof void areas.</p>
 <b>Rainwater fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>No significant disrepair was noted to rainwater fittings. It will however be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater fittings are only apparent during or after heavy rainfall.</p>
 <b>Main walls</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>The external walls to the property appear generally satisfactory allowing for normal weathering. Some minor localised cracking has occurred to the cement render wall surfaces, and it is possible that pointing repairs will prove necessary. In part the cracking is a consequence of limited structural movement.</p>
 <b>Windows, external doors and joinery</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The windows to the property appear largely original. Some signs of deterioration and decay were noted to the framing timbers and liability for related repairs should be anticipated. Window furniture was found to be damaged and incomplete in places and some windows lacked provision of sash cords. It would appear that several windows to the upper level of the property are subject to minor water ingress in times of driving rain. It is recommended that appropriate advice be obtained and that related repairs are implemented as recommended.</p>

 <b>External decorations</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The external decorations appear satisfactory allowing for age.
 <b>Conservatories / porches</b>	
<b>Repair category:</b>	Not Applicable.
<b>Notes:</b>	Not Applicable.
 <b>Communal areas</b>	
<b>Repair category:</b>	Not Applicable.
<b>Notes:</b>	Not Applicable.
 <b>Garages and permanent outbuildings</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The felt roof covering to the garage is relatively old and likely to be nearing the point of requiring replacement. Some water ingress has occurred and signs of deterioration and decay were noted to roofing timbers. It is recommended that appropriate advice be obtained and related repairs implemented. The floor to the garage was noted to be subject to cracking but repairs are considered unnecessary at this time.
 <b>Outside areas and boundaries</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The garden ground appeared adequately maintained. Masonry to boundary walls is in reasonable repair but is likely to require ongoing pointing to maintain condition.

 <b>Ceilings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>Within the limitations of our inspection the plaster finishes to ceilings appeared in fair condition. Some cosmetic plaster repairs may prove necessary in the course of any re-decorative works.</p> <p>Textured finishes were noted to some ceilings within the property. Some textured finishes could potentially contain asbestos. The textured finishes were not tested as part of our inspection.</p>
 <b>Internal walls</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>Within the limitations of our inspection the plaster finishes to internal walls and partitions appeared in fair condition. Some cosmetic plaster repairs may prove necessary in the course of any re-decorative works.</p> <p>Textured finishes were noted to some wall surfaces within the property. Some textured finishes could potentially contain asbestos. The textured finishes were not tested as part of our inspection.</p>
 <b>Floors including sub-floors</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The floors, where visible, appear generally satisfactory allowing for age.
 <b>Internal joinery and kitchen fittings</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The internal joinery finishes are to a basic standard and subject to some wear. Some cosmetic improvement is considered desirable.</p> <p>It is assumed that sections of low-level glazing incorporate the correct grade of safety glass.</p> <p>The kitchen fittings provide an adequate facility but are to a basic standard and subject to wear.</p>

 <b>Chimney breasts and fireplaces</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	Open fire places were not tested and flues were not inspected.
 <b>Internal decorations</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	The property is in satisfactory decorative order but would benefit from some improvement.
 <b>Cellars</b>	
<b>Repair category:</b>	Not Applicable.
<b>Notes:</b>	Not Applicable.
 <b>Electricity</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The electrical installation was found to be in mixed materials and scope does exist for some improvement. It is recommended that the advice of a qualified electrician be obtained.</p> <p>The Institution of Electrical Engineers recommends that inspections and testing are undertaken at least every ten years and on a change of ownership. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IEE regulations.</p>
 <b>Gas</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	All gas systems and appliances should be tested and thereafter regularly maintained by a Gas Safe registered contractor. It should be confirmed that the gas systems and appliances within the property have been checked by a Gas Safe engineer within the previous 12 months. The gas systems and appliances were not tested as part of our inspection.

 <b>Water, plumbing and bathroom fittings</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>Within the limitations of our inspection the plumbing installation appeared generally satisfactory commensurate with its type and age.</p> <p>The sanitary fittings are of mixed age and style but are in generally serviceable condition.</p>
 <b>Heating and hot water</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	<p>A gas-fired central heating system is installed. The system was not tested. It is recommended good practice that gas boilers are serviced on an annual basis by an appropriately qualified person. The boiler service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by a Gas Safe registered contractor. It appears that the central heating boiler has been replaced in recent years but remaining elements of the system are becoming dated.</p> <p>Hot water is generated by the principal heating system and is stored for use in a hot water cylinder. The hot water system was not tested.</p>
 <b>Drainage</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	We did not identify any significant defects to the drainage system within the limitations of the inspection.

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	1
Chimney stacks	2
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	2
External decorations	1
Conservatories / porches	Not Applicable
Communal areas	Not Applicable
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	2
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	Not Applicable
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

#### Repair Categories

##### 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 and first
2. Are there three steps or fewer to a main entrance door of the property?	Yes
3. Is there a lift to the main entrance door of the property?	No
4. Are all door openings greater than 750mm?	No
5. Is there a toilet on the same level as the living room and kitchen?	No
6. Is there a toilet on the same level as a bedroom?	Yes
7. Are all rooms on the same level with no internal steps or stairs?	No
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes

#### 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**

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

The tenure is understood to be outright ownership.

Usual Scottish legal enquiries should be made. If the legal advisers find there are significant variations from the standard assumptions, then this should be referred back to the Surveyor.

It is evident the property has been subject to alteration with the repurposing of the original fifth bedroom to form a study and wet shower room. Our valuation is made on the basis that where appropriate any required permissions and approvals have been obtained.

The property is located within a Conservation Area. The implications of Conservation Area location should be noted.

##### **Estimated re-instatement cost for insurance purposes**

We recommend that for reinstatement cost assessment purposes, the subjects be insured for a sum not less than £700,000 (SEVEN HUNDRED THOUSAND POUNDS). This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction. The figure assumes reconstruction of the property in its existing configuration and in the same materials. The figure bears no direct relationship to current market value. It is recommended that the level of cover is kept under regular review to ensure that you remain adequately insured. For properties with construction types not covered by BCIS, or where properties are Listed or situated within Conservation Areas, you should seek further specialist insurance advice.

##### **Valuation and market comments**

It is our opinion the current Market Value of the property on a basis of vacant possession and in current condition may be fairly stated at the sum of £1,100,000 (ONE MILLION ONE HUNDRED THOUSAND POUNDS).

The Market Value expressed herein is effective as at the date of valuation. The Seller and Buyer are advised that Market Value may rise or fall as market conditions change. Should parties relying on this report and valuation consider market conditions to have changed materially from those prevalent at the date of this valuation, a revaluation should be instructed.

**Report author:** PHILIP LOVEGROVE BSc PG DIP MSc (DIST) MRICS  
Ref: 25150/PML/NKD

**Address:** DHKK Limited  
54 Corstorphine Road, Edinburgh EH12 6JQ

**Signed:** 

**Date of report:** 5<sup>th</sup> March 2026

## **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 assessment company.

The surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on a 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 Single Survey 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 Single Survey 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 Single Survey Report and generic Mortgage Valuation Report to the seller. It is the responsibility of the seller to ensure that the amended Single Survey Report and generic Mortgage Valuation Report are transmitted to every prospective purchaser.

The individual surveyor will be a member or fellow of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon residential property.<sup>1</sup>

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

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

### **1.2 THE REPORT**

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

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

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

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 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 the 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.

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 the 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 adviser 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<sup>2</sup> will be prepared from information contained in the report and the generic Mortgage Valuation Report.

#### **1.6 INTELLECTUAL PROPERTY**

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

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

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 the 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 assessment 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 floorlevels, 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 are 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" 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*. In arriving at the opinion of the Market Value the surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

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

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

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

Sellers or prospective purchasers should note that the Single Survey is valid for 12 weeks from the date of inspection. 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.



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## MORTGAGE VALUATION REPORT



## MORTGAGE VALUATION REPORT

<b>Property Address</b>	2 Blackbarony Road, Edinburgh, EH16 5QP	<b>Ref No</b> 25150/PML/NKD
<b>Date of Inspection</b>	18 <sup>th</sup> February 2026	
<b><u>Property Details</u></b>		
<b>Property Type:</b>	<b>Property Style:</b>	<b>If Flat/Maisonette:</b>
House <input checked="" type="checkbox"/>	Detached <input checked="" type="checkbox"/>	Purpose-Built <input type="checkbox"/>
Bungalow <input type="checkbox"/>	Semi Detached <input type="checkbox"/>	Converted <input type="checkbox"/>
Flat <input type="checkbox"/>	Mid Terrace <input type="checkbox"/>	<b>Floor of Subject Property:</b>
Maisonette <input type="checkbox"/>	End Terrace <input type="checkbox"/>	<b>No of Floors in Block:</b>
Other:		<b>Commercial in Block:</b>
		Yes <input type="checkbox"/>
		No <input type="checkbox"/>
<b>Type of Construction (*Specify under general remarks):</b>		
Traditional <input checked="" type="checkbox"/>	*Non-Traditional <input type="checkbox"/>	
<b>Property built for the Public Sector:</b>		
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<b><u>Tenure</u></b>		
Absolute Owner <input checked="" type="checkbox"/>	Leasehold <input type="checkbox"/>	<b>Age of Property:</b> 90 Years Approximately
<b><u>Accommodation (specify number of rooms)</u></b>		
Living Rooms 3	Bedrooms 4	Kitchens 1
Bathrooms 2	WCs 1	
Other: Study, Pantry, Utility Room, Coal Cellar, Linen Cupboard.		
<b>Gross Floor Area (excluding garages &amp; outbuildings)</b> Internal 230 m <sup>2</sup> External 277 m <sup>2</sup>		
<b>Garage(s) / Outbuildings:</b> 1	<b>Parking Space(s):</b> 4	
<b>Garden:</b>	<b>Residential Element – greater than 40%:</b>	
Yes <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/>	
No <input type="checkbox"/>	No <input type="checkbox"/>	
Communal <input type="checkbox"/>		
<b><u>Construction</u></b>		
<b>Walls:</b> Brick <input checked="" type="checkbox"/>	Stone <input checked="" type="checkbox"/>	Concrete <input type="checkbox"/>
		Timber-framed <input type="checkbox"/>
Other:		
<b>Roof:</b> Tile <input type="checkbox"/>	Slate <input checked="" type="checkbox"/>	Asphalt <input type="checkbox"/>
		Felt <input type="checkbox"/>
Other: Copper sheet materials and singly ply membrane.		

**Structural Movement, Subsidence, Settlement and Landslip**

Does the property show signs of, or is the property located near any area subject to structural movement, landslip, heave, settlement, subsidence, flooding, mining?

Yes       No

If yes, please comment:

Indications of limited structural movement were noted. On the basis of a single inspection the movement appears historic and is not thought to be associated with an ongoing fault. Related repairs are not considered necessary at this time and we confirm the suitability of the property for normal mortgage lending.

**Services** (Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in general remarks)

**Drainage:**                      Mains                       Private                       None

**Water:**                              Mains                       Private                       None

**Gas:**                                      Mains                       Private                       None

**Electricity:**                      Mains                       Private                       None

**Solar Panels:**    Yes     No                       **If yes:**    Owned     Leased

**Central Heating:**    Yes                       Partial                       None

**Brief description:**    Gas central heating.

**Location**

Residential Suburb                       Residential within town/city                       Mixed residential/commercial

Mainly Commercial                       Commuter Village                       Remote Village

Isolated Rural Property                       Other\*                       \*Specify in general remarks

**Roads**

Made up                       Unmade Road                       Partly completed new road

Adopted                       Unadopted                       Pedestrian Access Only

**Planning Issues**

Has the property been extended / converted / altered

Yes       No

If yes, please comment:

It is evident the property has been altered with the conversion of the original fifth bedroom to form a study and wet shower room. Our valuation is made on the basis that any required permissions and approvals have been obtained.

## General Remarks

The property is of a satisfactory standard of construction and items noted are of a type capable of remedy by way of routine maintenance and repair. The property would benefit from a degree of internal improvement.

The property is located within a Conservation Area. The implications of Conservation Area location should be noted.

## Essential Repairs

None.

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

## Comment on Mortgageability

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

## Valuations (Assuming Vacant Possession)

Market value in present condition                      £1,100,000

Market value on completion of essential  
repairs    £

Insurance Reinstatement value                      £700,000

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

Is a Reinspection necessary                      Yes     No



Signed

Valuers Name and  
Qualifications

**Philip Lovegrove BSc PG Dip MSc (DIST) MRICS**

Date of Report

**5<sup>th</sup> March 2026**

Company Name

DHKK Ltd

Address

54 Corstorphine Road

Edinburgh

EH12 6JQ

Tel No

0131 313 0444



**DHKK**

CHARTERED SURVEYORS

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**ENERGY PERFORMANCE CERTIFICATE**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

2 BLACKBARONY ROAD, MAYFIELD, EDINBURGH, EH16 5QP

**Dwelling type:** Detached house  
**Date of assessment:** 02 May 2025  
**Date of certificate:** 05 May 2025  
**Total floor area:** 231 m<sup>2</sup>  
**Primary Energy Indicator:** 363 kWh/m<sup>2</sup>/year

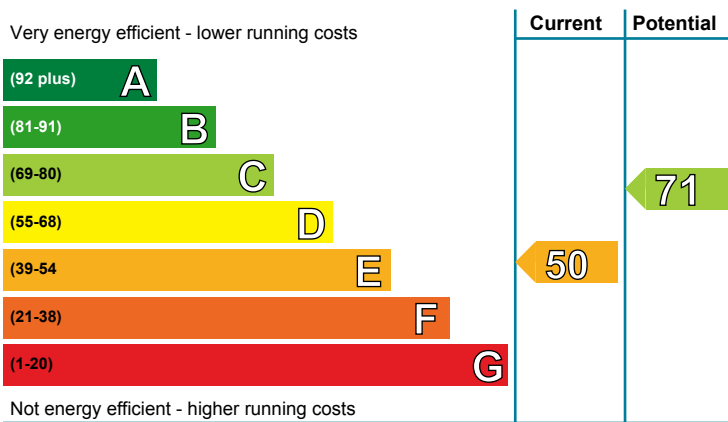
**Reference number:** 3615-3625-6200-0872-0202  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

## 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 CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£12,501</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£3,957</b>	

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

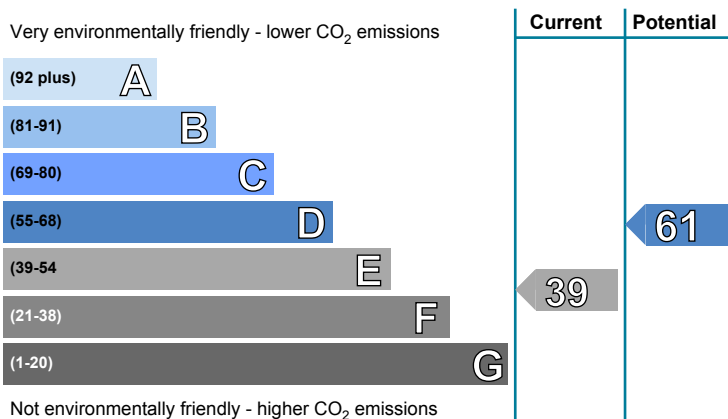


## Energy Efficiency Rating

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 E (50)**. The average rating for EPCs in Scotland is **band D (61)**.

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



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (39)**. 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 Increase loft insulation to 270 mm	£100 - £350	£300.00
2 Cavity wall insulation	£500 - £1,500	£1800.00
3 Floor insulation (suspended floor)	£800 - £1,200	£768.00

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](http://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	Cavity wall, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 100 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	Single glazed	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, mains gas	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 32% 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, CO<sub>2</sub> 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 64 kg CO<sub>2</sub>/m<sup>2</sup>/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 15 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 5.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


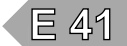



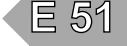

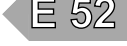




## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£11,109 over 3 years	£7,464 over 3 years	
Hot water	£600 over 3 years	£600 over 3 years	
Lighting	£792 over 3 years	£480 over 3 years	
<b>Totals</b>	<b>£12,501</b>	<b>£8,544</b>	

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 Increase loft insulation to 270 mm	£100 - £350	£100		
2 Cavity wall insulation	£500 - £1,500	£600		
3 Floor insulation (suspended floor)	£800 - £1,200	£256		
4 Low energy lighting for all fixed outlets	£65	£89		
5 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£273		
6 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£409		

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- External insulation with cavity wall insulation

## 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](http://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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 Cavity wall insulation

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home and its exposure. They should also provide a guarantee for the work and handle any building standards issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 3 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://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 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

### 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](http://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)	41,532	(1,166)	(7,026)	N/A
Water heating (kWh per year)	3,034			

## Addendum

### 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](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Philip Lovegrove
Assessor membership number:	EES/008297
Company name/trading name:	DHKK Limited
Address:	54 Corstorphine Road Edinburgh EH12 6JQ
Phone number:	0131 313 0444
Email address:	<a href="mailto:survey@dhkk.co.uk">survey@dhkk.co.uk</a>
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](http://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](http://www.gov.scot/epc).

## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT





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## PROPERTY QUESTIONNAIRE



# property questionnaire

<b>Property address</b>	2 Blackbarony Road Edinburgh EH16 5QP
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<b>Seller(s)</b>	Helen Smalley, Isabel Evans & Christine Evans
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<b>Completion date of property questionnaire</b>	05/03/2026
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# 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)

<b>1.</b>	<b>Length of ownership</b>
	How long have you owned the property? 60 years
<b>2.</b>	<b>Council tax</b>
	Which Council Tax band is your property in? (Please tick one) <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E <input type="checkbox"/> F <input type="checkbox"/> G <input checked="" type="checkbox"/> H
<b>3.</b>	<b>Parking</b>
	What are the arrangements for parking at your property? (Please tick all that apply) <ul style="list-style-type: none"><li>• Garage <input checked="" type="checkbox"/></li><li>• Allocated parking space <input type="checkbox"/></li><li>• Driveway <input checked="" type="checkbox"/></li><li>• Shared parking <input type="checkbox"/></li><li>• On street <input checked="" type="checkbox"/></li><li>• Resident permit <input type="checkbox"/></li><li>• Metered parking <input type="checkbox"/></li><li>• Other (please specify):</li></ul>
<b>4.</b>	<b>Conservation area</b>
	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)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know

# property questionnaire

<b>5.</b>	<b>Listed buildings</b>	
	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)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>6.</b>	<b>Alterations/additions/extensions</b>	
<b>a.</b>	<p>(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)?</p> <p><u>If you have answered yes</u>, please describe below the changes which you have made:</p> <p>Shower room created from part of bedroom. No building warrant obtained</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p> <p>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.</p> <p>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:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>b.</b>	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	(i) Were the replacements the same shape and type as the ones you replaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

# property questionnaire

<b>7.</b>	<b>Central heating</b>	
<b>a.</b>	<p>Is there a central heating system in your property?            (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).  <u>If you have answered yes or partial</u> – what kind of central heating is there?            (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).            Gas fired boiler installed August 2022  <u>If you have answered yes</u>, please answer the three questions below:</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Partial
	(i) When was your central heating system or partial central heating system installed?	
	(ii) Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance contract: British Gas Homecare	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year). 13/10/2025	
<b>8.</b>	<b>Energy Performance Certificate</b>	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>9.</b>	<b>Issues that may have affected your property</b>	
<b>a.</b>	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?  <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>b.</b>	<p>Are you aware of the existence of asbestos in your property?  <u>If you have answered yes</u>, please give details:</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

# property questionnaire

<b>10.</b>	<b>Services</b>																									
<p><b>a.</b> Please tick which services are connected to your property and give details of the supplier:</p>																										
	<table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td>Yes</td> <td>Scottish Water</td> </tr> <tr> <td>Water mains or private water supply</td> <td>Yes</td> <td>Octopus</td> </tr> <tr> <td>Electricity</td> <td>Yes</td> <td>Octopus</td> </tr> <tr> <td>Mains drainage</td> <td>Yes</td> <td>Scottish Water</td> </tr> <tr> <td>Telephone</td> <td>No</td> <td></td> </tr> <tr> <td>Cable TV or satellite</td> <td>No</td> <td></td> </tr> <tr> <td>Broadband</td> <td>Yes</td> <td>BT</td> </tr> </tbody> </table>	Services	Connected	Supplier	Gas or liquid petroleum gas	Yes	Scottish Water	Water mains or private water supply	Yes	Octopus	Electricity	Yes	Octopus	Mains drainage	Yes	Scottish Water	Telephone	No		Cable TV or satellite	No		Broadband	Yes	BT	
Services	Connected	Supplier																								
Gas or liquid petroleum gas	Yes	Scottish Water																								
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Mains drainage	Yes	Scottish Water																								
Telephone	No																									
Cable TV or satellite	No																									
Broadband	Yes	BT																								
<b>b.</b>	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p> <p>(iv) Do you have appropriate consents for the discharge from your septic tank?</p> <p>(v) Do you have a maintenance contract for your septic tank?  <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p>	<p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Don't Know</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>																								

# property questionnaire

<b>11.</b>	<b>Responsibilities for shared or common areas</b>	
<b>a.</b>	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
<b>b.</b>	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes, please give details:</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable
<b>c.</b>	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>d.</b>	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>e.</b>	<p>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?</p> <p><u>If you have answered yes, please give details:</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>f.</b>	<p>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.)</p> <p><u>If you have answered yes, please give details:</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>12.</b>	<b>Charges associated with your property</b>	
<b>a.</b>	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

# property questionnaire

<p><b>b.</b></p>	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Don't Know</p> <p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> Don't Know</p>
<p><b>c.</b></p>	<p>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.</p>	
<p><b>13. Specialist works</b></p>		
<p><b>a.</b></p>	<p>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?</p> <p><u>If you have answered yes</u>, 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.</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p><b>b.</b></p>	<p>As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p><b>c.</b></p>	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, 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 <u>please write below who has these documents</u> 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.</p> <p>Guarantees are held by:</p>	<p><input type="checkbox"/> Yes  <input type="checkbox"/> No</p>

# property questionnaire

14. Guarantees						
<b>a.</b> Are there any guarantees or warranties for any of the following:						
		No	Yes	Don't know	With title deeds	Lost
(i)	Electrical work	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(ii)	Roofing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iii)	Central heating	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(iv)	National House Building Council (NHBC)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(v)	Damp course	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>b.</b>	<p><u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u></p> <p>Roof repairs to lead work and flat roof replacement in October 2024. Warranty for hot water boiler.</p>					
<b>c.</b>	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes, please give details:</u></p>				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
15. Boundaries						
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes, please give details:</u></p>				<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know	


# property questionnaire

<b>16.</b>	<b>Notices that affect your property</b>	
In the past three years have you ever received a notice:		
<b>a.</b>	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>b.</b>	that affects your property in some other way?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>c.</b>	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>If you have answered yes to any of a-c above</u> , 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.**

**Signature(s) :**

  
\_\_\_\_\_  
\_\_\_\_\_

**Date:**

05/03/2026.

**Home Reports**

**Scheme 1 and Mortgage Valuation Reports**

**Scheme 2 and Homebuyer Reports**

**Tax Valuation**

**Pre-sale Advice**

**Schedules of Condition and Condition Reports**

**Energy Performance Certificate (EPC)**

**Commercial EPCs**

**Section 63s**

**Display Energy Performance Certificate (DECs)**

**Expert Witness**