



# Home Report





# Single Survey



# Single Survey

<b>Property address</b>	Garnock House 1 Aitken Street Dalry KA24 4BX
<b>Customer</b>	Future Property Auctions  <b>** Strictly for sole use of Future Property Auctions (Future Auctions LTD) Not for use with any other marketing agent. Future Property Auctions retains ownership of this report and it may not be used for any other purpose.</b>
<b>Customer address</b>	241 Kilmarnock Road Shawlands Glasgow G41 2JF
<b>Prepared by</b>	Select Surveyors Ltd
<b>Date of Inspection</b>	12 <sup>th</sup> December 2025

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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 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.

<b>Description</b>	<p>The property is a purpose built two storey traditional semi detached house with single storey rear projection.</p> <p>The building is set within the protected Dalry conservation area and has been designated listed Category C status deeming it of regional/local importance and an example of a particular style and period.</p>
<b>Accommodation</b>	<p>The accommodation comprises of :</p> <p>Ground Floor: Entrance hall and foyer, living room with dining area, family room, cloakroom W.C, dining kitchen with pantry, rear hall, utility room.</p> <p>First Floor: Landing and hallway, four bedrooms, study and bathroom.</p>
<b>Gross internal floor area (m<sup>2</sup>)</b>	Approximately 256 M <sup>2</sup>
<b>Neighbourhood and location</b>	<p>The property is situated in an established town centre area of Dalry</p> <p>Surrounding properties are of mixed age and type comprising mainly commercial and residential properties.</p> <p>Local amenities, schooling and transport links are available.</p> <p>The building is set within the protected Dalry conservation area. Legal advisor to confirm what if any restrictions this may apply.</p>
<b>Age</b>	Built circa 1884.
<b>Weather</b>	<p>Weather was dry/overcast at the time of inspection.</p> <p>During dry weather we cannot confirm that the rainwater</p>

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	goods are totally serviceable or that flashings etc are water tight.
<b>Chimney Stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> Chimney stack are brick built construction finished with render.
<b>Roofing including roof space</b>	<b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b> <b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b> <b>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.</b> <b>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.</b> The main roof is timber framed, pitched and hipped design and finished with slate roof coverings. Flat felt roof over small rear projection. The lifespan of a flat roof is difficult to predict. The surface may appear sound, however a minor surface defect can cause deterioration to the fabric beneath. Flat roof structures should be subject to careful maintenance on a regular basis. Flashings to roof are lead. Roof eaves have been finished with timber fascias. Limited roof void inspection undertaken due to access hatch being external of the subject flat and (over 3m/padlocked etc) As such no comment can be passed on the condition of the roof structure, timbers or insulation materials etc.
<b>Rainwater fittings</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> The rainwater fittings are formed in UPVC and cast iron construction, of half round design leading to downpipes incorporating parapet gutters. Parapet features, as noted on-site, can be prone to water and vegetation build-up. Periodic clearance and maintenance should be taken into consideration in this regard.

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<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are approximately 600mm sandstone construction and solid brick construction at the rear single storey projection. There is what appears a timber framed rear outshoot that facilitates the cloakroom WC and rear hall.</p> <p>Stone walls are generally much thicker than conventional brick or block work walls. It should be noted that walls may not comprise solid stone through the complete thickness and the central core of the wall may comprise rubble fill and general debris.</p> <p>A solid brick wall is typically two bricks wide with each row of bricks interlocking to form a completely solid 9 inch brick wall. There is no gap (cavity) and so must be insulated internally or externally.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are predominantly timber, single glazed in sash and casement type with some double glazed units at the rear and stained glass units in hallway.</p> <p>External doors are UPVC and timber with glazed panels.</p> <p>External joinery is formed in timber and PVC materials.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>External decorations comprise of paint to external timber elements and pointed stonework.</p>
<b>Conservatories / porches</b>	<p><b>Visually inspected.</b></p> <p>Not applicable.</p>
<b>Communal areas</b>	<p><b>Circulation areas visually inspected.</b></p> <p>Not applicable.</p>
<b>Garages and permanent outbuildings</b>	<p><b>Visually inspected.</b></p> <p>Not applicable.</p>

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<b>Outside areas and boundaries</b>	<p><b>Visually inspected.</b></p> <p>Property stands on an adequate residential site with outside areas and boundaries comprising of:</p> <p>On street parking and access to the property at the front.</p> <p>Private parking via shared lane at rear.</p> <p>Verify all external areas and boundaries prior to purchase via Legal Advisor.</p>
<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>Ceilings are plasterboard and lath and plaster.</p>
<b>Internal walls</b>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The internal walls are solid masonry finished with lath and plaster and timber framed partitions finished with plasterboard.</p> <p>The different walls above will give different standards of sound and thermal insulation.</p>
<b>Floors including sub floors</b>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted,</b></p> <p><b>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.</b></p> <p><b>Physical access to the sub floor area may be taken if the Surveyor deems it 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.</b></p> <p>The floors are of suspended timber on the ground and first floors an solid concrete in the utility area.</p> <p>Most floors were covered with carpets or fixed floor coverings which were not lifted. Consequently floor surfaces and sub floor areas could not be inspected.</p>
<b>Internal joinery and kitchen fittings</b>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>Internal joinery is of conventional type and design.</p> <p>Kitchen units comprise wall and base units with integrated oven, hob, washing machine and dishwasher. Built in appliances have not been inspected or tested.</p>

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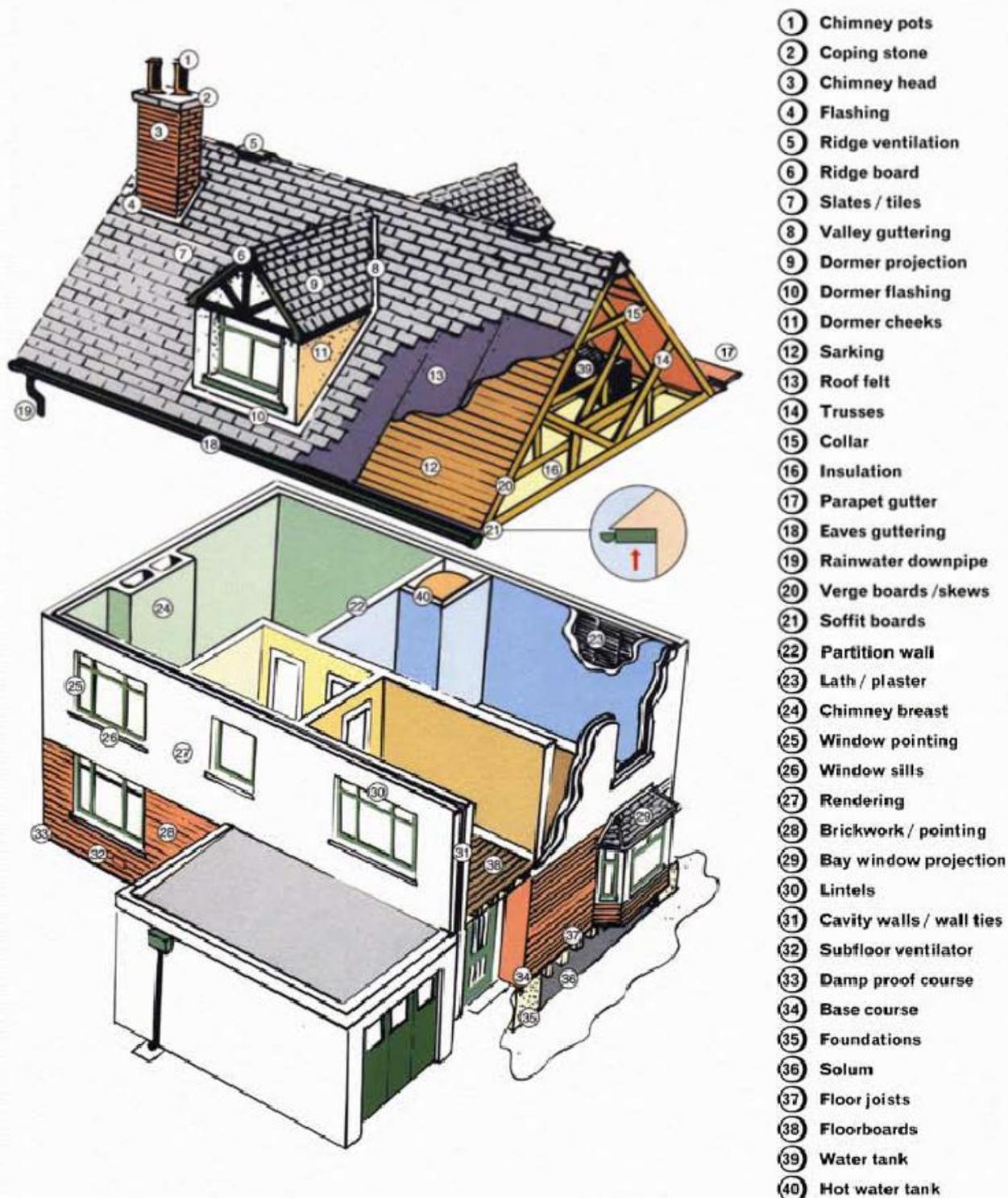
<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is a flue and fireplace located within the lounge. The fireplace has a timber surround and has been fitted with a solid fuel fire sitting proud off.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>Internal decorations comprise of paint on the woodwork, walls and ceilings.</p> <p>Tiled finishes have been applied to splash areas in the kitchen and bathroom areas.</p>
<b>Cellars</b>	<p><b>Visually inspected where there was a safe and purpose-built access.</b></p> <p>Not applicable.</p>
<b>Electricity</b>	<p><b>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.</b></p> <p>The property is served by a mains 13amp electricity supply. The meter and consumer unit is in the hall cupboard.</p> <p>Wiring where seen is sheathed in PVC.</p> <p>No tests have been carried out confirming adequate smoke and fire detection measures are in place to comply with Scottish Government standards. Applicable from February 2022.</p>
<b>Gas</b>	<p><b>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.</b></p> <p>The property is served by a mains gas supply with the meter located in the kitchen.</p>

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<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Mains water supply.</p> <p>Main bathroom - Sanitary fittings have chrome fittings and include WC, bidet, wash hand basin, shower cubicle and bath.</p> <p>Ground floor WC - Sanitary fittings have chrome fittings and include WC and wash hand basin.</p> <p>Plumbing where seen is run using modern polythene and copper pipe work using push and fit connectors.</p> <p>Internal stopcock was not located. If discovered one does not exist you should arrange for its installation.</p>
<b>Heating and hot water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Central heating and hot water is provided by way of gas fired central heating system located within the kitchen (Vaillant Eco-tec + 832).</p>
<b>Drainage</b>	<p><b>Drainage covers etc. were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is assumed to connect to the main public sewers.</p> <p>No evidence of leakage or blockage at the time of inspection.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Smoke alarm noted.</p> <p>Carbon monoxide detector.</p>

<b>Any additional limits to inspection</b>	<p><b>For flats / maisonettes. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b></p> <p>The property was occupied and access was limited by furniture and contents.</p> <p>The presence of floor coverings throughout prevented a full inspection. Floor coverings were not lifted.</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.</p> <p>The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>Where walls are lined internally with tiling, plasterboard or timber the structure behind cannot be seen or tested. Consequently the condition of such hidden areas cannot be confirmed an inspection is recommended to be made before your Legal commitment to purchase.</p> <p>Only a limited view of upper elements was available from the ground.</p> <p>No sight of flat roof.</p> <p>Limited roof void inspection undertaken due to access hatch being external of the subject flat and (over 3m/padlocked etc) As such no comment can be passed on the condition of the roof structure, timbers or insulation materials etc.</p> <p>Limited view of elements at roof level.</p> <p>Internal walls are dry lined preventing a detailed inspection.</p>
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## Sectional Diagram showing elements of a typical house



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

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## 2. Condition

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

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

Structural Movement	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	No evidence of significant structural movement was noted to the main building. There are signs that the property has been affected by past structural movement. So far as can be seen from a single inspection the movement appears to be longstanding. We would not expect it to be progressive beyond acceptable tolerances.
Dampness, rot and infestation	
<b>Repair Category</b>	<b>Category 3</b>
<b>Notes</b>	Random checks for damp were made wherever possible using an electronic damp meter.  Dampness was found to some lower walls within the subject property and wood worm within some visible roof timbers. Dampness is likely to areas concealed by dry lining and further specialist investigation is required. Where there are built in fittings dampness will be difficult to trace.. This needs to be rectified and any surrounding timbers examined for dampness or rot. A check by a British Wood Preservation and Damp Proofing (BWPDA) registered person is required prior to purchase.
Chimney Stacks	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	Chimney stacks are in a condition showing pointing repairs are required. At the same time it would be wise to check the condition of masonry beneath, as well as chimney pots, flaunchings and flashings.  Chimney stacks are particularly exposed to the weather and so regular maintenance must be carried out to ensure the stability and weather tightness.
Roofing including roof space	
<b>Repair Category</b>	<b>Category 3</b>
<b>Notes</b>	The slate roof coverings are showing signs of deterioration consistent with age. Proper maintenance may be required including replacing

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	<p>slipped or damaged slates.</p> <p>The rear roof projection is flat in style, assumed clad in profile metal and modern membrane materials. The flat roof is not visible from ground level or for inspection.</p> <p>There is no full roof void area to inspect. Limited roof void inspection undertaken due to access hatch being external of the subject flat and (over 3m/padlocked etc) As such no comment can be passed on the condition of the roof structure, timbers or insulation materials etc. Where timbers are visible from access hatch at head and shoulders inspection woodworm was noted. See damp section above**</p>
<b>Rainwater Fittings</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	<p>Rainwater fittings are showing signs of aged deterioration including corrosion. General overhaul is now required to prevent further deterioration.</p> <p>Parapet features, as noted on-site, can be prone to water and vegetation build-up. Periodic clearance and maintenance should be taken into consideration in this regard.</p>
<b>Main Walls</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	<p>Open joints and spalling was identified to the stonework. Repair and repointing works are required to alleviate the effects of water ingress and frost damage and provide adequate protection to the underlying masonry.</p> <p>Check costs with your Legal Advisor prior to purchase.</p>
<b>Windows, external doors and joinery</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	<p>Rot was identified at external frames.</p> <p>UPVC windows and doors should be cleaned periodically to enhance the appearance of the property and prevent discolouration of the material.</p> <p>Check costs with your Legal Advisor prior to purchase.</p>
<b>External decorations</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	<p>Repair and repointing works are required to alleviate the effects of water ingress and frost damage and provide adequate protection to the underlying masonry. Further enquiries with suitable masonry builder are recommended.</p> <p>Check and cost all repairs prior to purchase.</p>
<b>Conservatories/porches</b>	

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<b>Repair Category</b>	--
<b>Notes</b>	Not applicable.
<b>Communal areas</b>	
<b>Repair Category</b>	--
<b>Notes</b>	Not applicable.
<b>Garages and permanent outbuildings</b>	
<b>Repair Category</b>	--
<b>Notes</b>	Not applicable.
<b>Outside areas and boundaries</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	Outside areas/boundaries appear to be reasonably maintained with no visual sign of major defects. Routine expenditure should be anticipated to boundary fences to maintain them in serviceable condition.
<b>Ceilings</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	Evidence of leak was noted in the W.C. This needs to be rectified and any surrounding timbers examined for dampness or rot.  Lath and plaster ceilings of this age have a limited life and are prone to loss of key and eventual collapse. The durability of this type of ceiling is dependent on the joint strength between plaster and lath. This will deteriorate with age and progress fairly quickly, they may require renewal.  Check costs with your Legal Advisor prior to purchase.
<b>Internal Walls</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	High moisture readings were noted to internal walls. Due to the limited nature of the inspection it is advised that this is checked by the relevant specialist prior to legal commitment to purchase.  See damp section above**
<b>Floors including sub-floors</b>	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	Suspended floor surfaces, where walked on, revealed spring and unevenness. Improved support is recommended.

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Internal joinery and kitchen fittings	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Internal joinery and kitchen fittings appear to be in serviceable condition with no visual sign of defects.
Chimney breasts and fireplaces	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Chimney breasts and fireplaces appear to be in satisfactory condition with no obvious defects noted.  The flues have not been inspected and it is not possible to comment upon the adequacy of any linings. No warranty can be given regarding the effectiveness of the fire openings.  Test required if no test certificate available.
Internal decorations	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Internal decorations are in acceptable condition.  Internal decorations are a matter of personal taste and you may wish to redecorate regardless.
Cellars	
<b>Repair Category</b>	--
<b>Notes</b>	Not applicable.
Electricity	
<b>Repair Category</b>	<b>Category 2</b>
<b>Notes</b>	Mains electricity. <i>(Not tested)</i>  <i>It is recommended that all electrical installations should be checked at least once every 5 years in order to keep up to date with frequent changes in safety regulations. If no recent test certificate is available you are advised to arrange for a test and report to be carried out by a qualified NICEIC registered electrician.</i>  Test required if no test certificate available.
Gas	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	Mains gas. <i>(Not tested)</i>  <i>In view of the complexity of regulation and safety implications, it is recommended that an inspection of the insulation and appliances etc. By</i>

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	<p>a gas safe registered engineer prior to future use or on a periodical basis.</p> <p>The gas installation appears to be generally commensurate with the age of the property.</p> <p>Test required if no test certificate available.</p>
<b>Water, plumbing and bathroom fittings</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	<p>Mains water. <i>(Not tested)</i></p> <p>Sanitary installations are in a condition consistent with their age and type.</p> <p>The plumbing installation appeared generally satisfactory and commensurate with its age and type.</p> <p>No inspection possible underneath bath or shower appliances and it is common for leaks to go undetected due to condensation build up or damage to mastic/tiling. Normal repairs are to be expected in this regard.</p>
<b>Heating and hot water</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	<p>Heating system not tested but appears of a modern style. No obvious defects or failings were noted from a visual inspection.</p> <p>Test required if no test certificate available.</p>
<b>Drainage</b>	
<b>Repair Category</b>	<b>Category 1</b>
<b>Notes</b>	<p>Mains drainage. <i>(Not tested.)</i></p> <p>No visual evidence of leakage or blockage at the time of inspection.</p> <p>The above ground drainage pipes appear satisfactory.</p>

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

<b>Structural Movement</b>	1
<b>Dampness, rot and infestation</b>	3
<b>Chimney stacks</b>	2
<b>Roofing including roof space</b>	3
<b>Rainwater fittings</b>	2
<b>Main walls</b>	2
<b>Windows, external doors and joinery</b>	2
<b>External decorations</b>	2
<b>Conservatories / porches</b>	--
<b>Communal areas</b>	--
<b>Garages and permanent outbuildings</b>	--
<b>Outside areas and boundaries</b>	2
<b>Ceilings</b>	2
<b>Internal walls</b>	2
<b>Floors including sub-floors</b>	2
<b>Internal joinery and kitchen fittings</b>	1
<b>Chimney breasts and fireplaces</b>	1
<b>Internal decorations</b>	1
<b>Cellars</b>	--
<b>Electricity</b>	2
<b>Gas</b>	1
<b>Water, plumbing and bathroom fittings</b>	1
<b>Heating and hot water</b>	1
<b>Drainage</b>	1

## Category 3

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

## Category 2

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

## Category 1

**No immediate action or repair is needed.**

### Remember

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

### Warning

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

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## 3. Accessibility information

### Guidance notes for 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.

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

## 4. Valuation and conveyance issues

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

### Matters for a solicitor or licensed conveyancer

The tenure is understood to be in outright ownership.

In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notices and planning proposal.

Any adverse easements, servitudes or way leaves affecting the Property. There are no obvious indications but this needs to be clarified.

The building is set within the protected Dalry conservation area and has been designated listed Category C status deeming it of regional/local importance and an example of a particular style and period. Legal advisor to confirm this and what if any restrictions this may apply. As such the cost of repair or reinstatement works are likely to be higher than normal. Any works considered necessary will require to be carried out in consultation with the Local Authority Planning Department and Historic Scotland.

Roof and damp specialist report required prior to purchase. Where defects or repairs have been identified within this report **either at category 2 or 3 level**, it is required that, **prior to entering into any legally binding sale or purchase contract**, further specialists or contractors advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property. **The valuation below assumes no significant costs required for above repair categories.**

Your Legal Adviser should be asked to verify existing guarantees/contracts and their validity in respect of the following:

- Double Glazing
- Central Heating
- Past damp or timber treatment work and guarantees

### Estimated reinstatement cost for insurance purposes

The estimated rebuilding cost of the Property for insurance purposes is £1,408,000 ( One Million, Four Hundred and Eight Thousand Pounds Sterling).

**This figure is for guidance only** as it is assumed the building is located in a conservation area and grade C listed. Your legal advisor should confirm this and what restrictions this may apply. In view of the restricted site, a detailed insurance appraisal should be carried out. No allowance has been made for inflation. **This may not be suitable for all insurance policies and it is advisory to check the details with the insurer prior to policy commencement.**

## Valuations and market comments

It is necessary for applicants to satisfy themselves that suitable lending for mortgage is available for the subject property prior to purchase, as no checks have been made by us in this regard. Should the property be deemed unsuitable for Mortgage purposes this may impact the valuation figure below and we reserve the right to adjust the valuation accordingly.

Roof and damp specialist report required prior to purchase. Where defects or repairs have been identified within this report **either at category 2 or 3 level**, it is required that, **prior to entering into any legally binding sale or purchase contract**, further specialists or contractors advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property. **The valuation below assumes no significant costs required for above repair categories.**

Subject to satisfactory above requested and essential reports and in accordance with prevailing market conditions, taking account of our general observations on site, we are of the opinion that the current market value of the subject property in their present condition is approximately: **£230,000 (Two Hundred and Thirty Thousand Pounds Sterling).**

<b>Signed</b>	
<b>Report author</b>	Thomas Baird - Chartered Surveyor, Director BSc (Hons), MRICS & RICS Registered Valuer
<b>Address</b>	Select Surveyors Ltd. Building One, Burnfield Avenue, Giffnock, Glasgow , G46 7TL
<b>Date of report</b>	12 <sup>th</sup> December 2025



# Terms and Conditions

## PART 1 – GENERAL

### 1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and Energy Performance Certificate in the format prescribed by the accredited Energy Company.

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

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



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

### 1.2 THE REPORT

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

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

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

To date, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in 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 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 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) Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

Strictly for sole use of Future Property Auctions (Future Auctions LTD) Not for use with any other marketing agent. Future Property Auctions retains ownership of this report and it may not be used for any other purpose.

### **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 expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

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

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

### **1.4 INTELLECTUAL PROPERTY**

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

### **1.5 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.

### **1.6 CANCELLATION**

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

Strictly for sole use of Future Property Auctions (Future Auctions LTD) Not for use with any other marketing agent. Future Property Auctions retains ownership of this report and it may not be used for any other purpose.

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

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

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

## **1.7 PRECEDENCE**

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

## **1.8 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 "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 arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;
- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report;
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

Strictly for sole use of Future Property Auctions (Future Auctions LTD) Not for use with any other marketing agent. Future Property Auctions retains ownership of this report and it may not be used for any other purpose.

## **1.9 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.

### **1.10 THE INSPECTION**

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

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

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

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

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

## PART 2 – DESCRIPTION OF THE REPORT

### 2.0 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 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 exposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

### 2.1 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be

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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 a cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

## **2.2 ACCESSIBILITY**

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

## **2.3 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.

## **2.4 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 arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of 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 amongst the co-proprietors on an equitable basis.

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

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

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

**Select Surveyors Limited**

**Chartered Surveyors**

**Building One**

**Burnfield Avenue**

**Giffnock**

**Glasgow**

**G46 7TL**



**RICS**

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property  
professionalism  
worldwide



# Energy Performance Certificate



Glasgow: – 0141 632 6589 Edinburgh: 0131 341 1733



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

1 Aitken Street, Garnock House, Dalry, Ayrshire, KA24 4BX

**Dwelling type:** Semi-detached house  
**Date of assessment:** 12 December 2025  
**Date of certificate:** 15 December 2025  
**Total floor area:** 256 m<sup>2</sup>  
**Primary Energy Indicator:** 262 kWh/m<sup>2</sup>/year

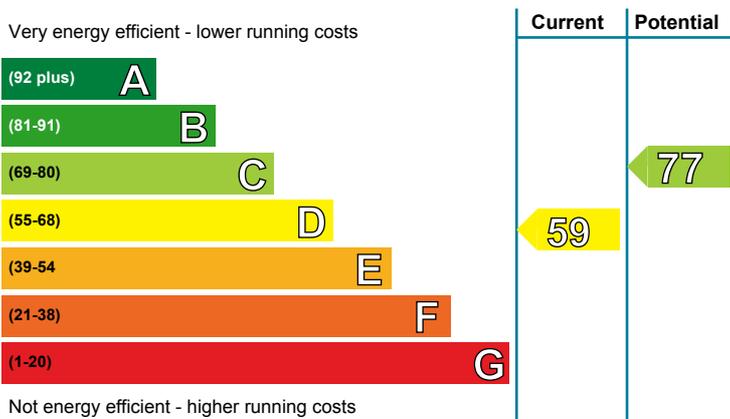
**Reference number:** 9132-2412-7423-2895-1761  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** ECMK  
**Main heating and fuel:** Boiler and radiators, mains gas

## 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>£12,786</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£4,989</b>	

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

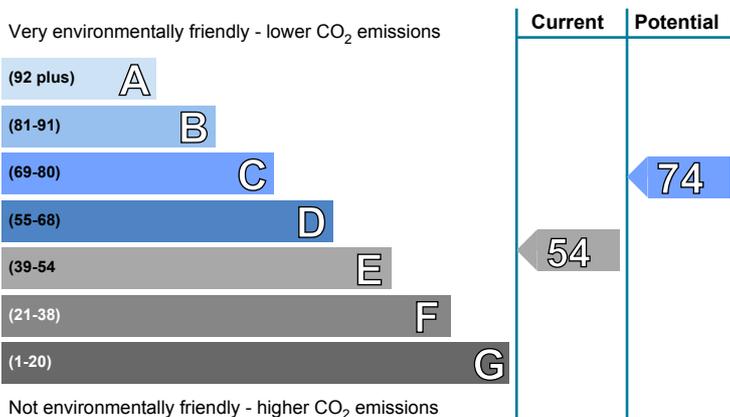


## Energy Efficiency Rating

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 D (59)**. 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 (54)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£1950.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£810.00
3 Draughtproofing	£150 - £250	£636.00

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. See the addendum section on the last page of this report for further information relating to items in the table.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 250 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Some double glazing	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, TRVs and bypass	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Below average lighting efficiency	★★★☆☆	★★★☆☆

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<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 45 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 12 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 5.3 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	£11,796 over 3 years	£6,801 over 3 years	
Hot water	£657 over 3 years	£660 over 3 years	
Lighting	£333 over 3 years	£336 over 3 years	
<b>Totals</b>	<b>£12,786</b>	<b>£7,797</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 Internal wall insulation	£7,500 - £11,000	£650		
2 Floor insulation (suspended floor)	£5,000 - £10,000	£270		
3 Draughtproofing	£150 - £250	£212		
4 Upgrade heating controls	£220 - £250	£134		
5 Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£399		
6 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£259		

## 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 Internal wall insulation

Internal wall insulation involves adding a layer of insulation to the inside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 Floor insulation (suspended floor)

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

### 3 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

### 4 Heating controls (room thermostat)

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

### 5 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)	45,018.8	N/A	N/A	N/A
Water heating (kWh per year)	2,878.59			

## Addendum

Conservation area

When considering the PV installation consider installing PV battery and a PV diverter for water heating

## 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 ECMK ([www.ecmk.co.uk](http://www.ecmk.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:	Thomas Baird
Assessor membership number:	ECMK300714
Company name/trading name:	Select Surveyors Ltd
Address:	KILMARNOCK ROAD GLASGOW G41 3JA
Phone number:	01416326589
Email address:	<a href="mailto:info@selectsurveyors.co.uk">info@selectsurveyors.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





# Property Questionnaire





## **PROPERTY QUESTIONNAIRE**

**Property Address: Garnock House, 1 Aitken Street, Dalry, KA24 4BX**

**Seller(s): Client (Future Property Auctions)**

**Completion date of property questionnaire: 12/12/25**



## Note for sellers

Please complete this form carefully. It is important that your answers are correct.

The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.

If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

### 1. Length of ownership

How long have you owned the property?

N/K

### 2. Council tax

Which Council Tax band is your property in?

F

### 3. Parking

What are the arrangements for parking at your property?

Off Street

### 4. Conservation area

Is your property in a designated Conservation Area - that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance?

Yes - Dalry

### 5. Listed buildings

Is your property a Listed Building, or contained within one - that is a building recognised and approved as being of special architectural or historical interest?

Yes - Cat C



## 6. Alterations/additions/extensions

a) (I) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? If you have answered yes, please describe below the changes which you have made:

N/K

(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:

b)

Have you had replacement windows, doors, patio doors or double glazing installed in your property? If you have answered yes, please answer the three questions below:

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

N/K

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

(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.

## 7. Central heating

- a) Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom). If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air). If you have answered yes, please answer the three questions below:

(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:

(iii) When was your maintenance agreement last renewed? (Please provide the month and year).

## 8. Energy Performance Certificate

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

## 9. Issues that may have affected your property

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

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

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

Gas

N/K

Within Home Report

N/K



**10 Please select which services are connected to your property**

- (I) Gas or Liquid Petroleum Gas:
  - a) If you have answered Yes, who is the supplier:
    - (ii) Water Mains or Private Water Supply:  
If you have answered Yes, who is the supplier:
    - (iii) Electricity:  
If you have answered Yes, who is the supplier:
    - (iv) Mains Drainage:  
If you have answered Yes, who is the supplier:
    - (v) Telephone:  
If you have answered Yes, who is the supplier:
    - (vi) Cable TV or Satellite:  
If you have answered Yes, who is the supplier:
    - (vii) Broadband:

Mains  
  
Mains Scottish Water  
  
Mains  
  
Mains Scottish Water  
  
N/K

- b) Is there a septic tank system at your property?
  - (I) Do you have appropriate consents for the discharge from your septic tank?
  - (ii) Do you have a maintenance contract for your septic tank?

No



## 11 Responsibilities for shared or common areas

- .
- a)** Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?  
If you have answered yes, please give details: N/K
- b)** Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?  
If you have answered yes, please give details: N/K
- c)** Has there been any major repair or replacement of any part of the roof during the time you have owned the property? N/K
- d)** Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries? N/K
- e)** As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? N/K
- f)** As far as you are aware, is there a public right of way across any part of your property? (public right of way is away over which the public has a right to pass, whether or not the land is privately owned.) N/K



## 12 Charges associated with your property

- .
  - a) Is there a factor or property manager for your property?  
If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:
  
  - b) Is there a common buildings insurance policy?  
If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?
  
  - c) Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.

N/K

N/K

## 13. Specialist Works

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?

N/K



**If you have answered yes, please say what the repairs were for, whether you carried out the repairs(and when) or if they were done before you bought the property:**

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

If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?

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

### **Guarantees**

**Are there any guarantees or warranties for any of the following:**

Electrical work  
Roofing  
Central Heating  
National House Building Council (NHBC)  
Damp course

If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

Are there any outstanding claims under any of the guarantees listed above?

N/K

N/K



**Boundaries**

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

N/K

**Notices that affect your property In the past three years have you ever received a notice:**

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

N/K

that affects your property in some other way?

N/K

that requires you to do any maintenance, repairs or improvements to your property?

If you have answered yes to any of the above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchaser of your property.

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

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

**Signature(s): Client (Future Property Auctions)**

**Date: 12/12/25**