



Home Report

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CHARTERED SURVEYORS

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Residential | Commercial | Property & Construction



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Scottish Single Survey



Single Survey

survey report on:

Property address	Flat 7 4 Thorntreeside Edinburgh EH6 8FF
Customer	Jamie Steel and Catriona Murray
Customer address	Flat 7 4 Thorntreeside Edinburgh EH6 8FF
Prepared by	Shepherd Chartered Surveyors
Date of inspection	27/07/2026



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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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communal grounds, parking areas, and other facilities;

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

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

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

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

1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

Description	The property comprises a purpose built second floor flat within a six storey block.
Accommodation	SECOND FLOOR - Entrance Hall, Living Room/Kitchen, Principal Bedroom with En-Suite Bathroom, Further Bedroom and Shower Room.
Gross internal floor area (m²)	69m ² or thereby.
Neighbourhood and location	The subjects are situated within an established residential district lying to the Northeast of Edinburgh City Centre and convenient for all local amenities.
Age	Approximately 18 years old.
Weather	Dry and overcast.
Chimney stacks	Not applicable.
Roofing including roof space	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. The roof appears to be of a shallow pitched design overlaid with a metal type sheeting or similar waterproof covering.

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Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. Concealed guttering and PVC downpipes.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls appear to be of modern steel frame construction with a rendered and pointed synthetic stone external finish, incorporating sections of cladding.
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. The windows throughout are of a uPVC double glazed type. The front access door is of a timber variety and there is a further uPVC double glazed French door affording access to the balcony.
External decorations	Visually inspected. PVC finishes noted.
Conservatories / porches	Not applicable.
Communal areas	Circulation areas visually inspected. There is a communal entrance hall, stairwell and lift secured via an entry phone system.
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	Visually inspected. The property benefits from a private balcony accessed via the living room, bounded by metal railings. There are also communal garden grounds and residents parking surrounding the block with a mixture of boundaries, where defined.

Single Survey

Ceilings	Visually inspected from floor level. Presumed plaster ceilings.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Plaster finishes noted.
Floors including sub floors	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted. Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch. The flooring is of solid construction with fitted floor coverings throughout.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The kitchen fittings are of a wall and base type. The internal doors, skirtings and facings are of a timber variety.
Chimney breasts and fireplaces	Not applicable.
Internal decorations	Visually inspected. Painted and tiled throughout.
Cellars	Not applicable.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. Mains supply with the consumer unit located in the hall cupboard.

Gas	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. Mains supply with the meter located in the hall cupboard.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. Mains supply. The plumbing, where seen, is of copper supply pipes and PVC waste pipes. The sanitary fittings comprise a three piece suite within the shower room and a three piece suite within the en-suite bathroom.
Heating and hot water	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. The property benefits from a gas fired boiler, located within a living room cupboard, which appears to serve the central heating system and hot water supply.
Drainage	Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Presumed to the main public sewer.

Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.
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Any additional limits to inspection	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. If no inspection was 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. 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. The property was fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings. Windows and external doors were not all fully opened or tested. No access was available to any sub-floor areas. Some areas of the external building fabric including some of the roof pitches and elevations were not fully or closely inspectable from the surrounding ground level, due to the confines of the site. No access was afforded onto the roof surface at the time of inspection.
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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.

Single Survey

2. Condition

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

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

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

 Dampness, rot and infestation	
Repair category	1
Notes	Random moisture meter readings were taken throughout using a moisture meter but no significant recordings were noted. For the purposes of this report we presume that those areas not inspected are free of defects. Our inspection was limited due to areas being recently painted.

 Chimney stacks	
Repair category	N/A
Notes	Not applicable.



Roofing including roof space

Repair category	1
Notes	It should be appreciated that this type of covering can have a limited life span and will require a higher than normal degree of ongoing maintenance and eventual replacement. It may be prudent to confirm the service history of the roof covering. We recommend a precautionary check of the roof including roof void areas is undertaken prior to purchase, especially after adverse weather conditions, by a qualified roofing contractor who can provide further advice on any necessary remedial/maintenance works required.



Rainwater fittings

Repair category	1
Notes	Within the limitations of our inspection, no immediate action or repair was noted. We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.



Main walls

Repair category	1
Notes	Areas of weathered, worn and stained render was noted. There are elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report (EWS1 form) has been provided. Our valuation assumes that the EWS1 form will satisfy both the purchaser and their lender, and that no significant expenditure will be incurred in terms of remedial action. In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the report & valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form. If you require further information, please seek independent advice prior to legal commitment to purchase.

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Windows, external doors and joinery

Repair category	1
Notes	Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms. A precautionary check of all windows and doors is recommended prior to purchase.



External decorations

Repair category	1
Notes	Paint finished and decorated external surfaces will require redecoration on a regular basis.



Conservatories/porches

Repair category	N/A
Notes	Not applicable.



Communal areas

Repair category	1
Notes	We understand the communal areas are maintained by a factor contract. Enquires should be made to ascertain the arrangement and cost associated prior to purchase. Some staining was noted to an area of ceiling at the top floor communal landing. When tested using a hand held moisture meter, this area was found to be dry. It is assumed that any necessary repair work have been undertaken in this regard by the factor.



Garages and permanent outbuildings

Repair category	N/A
Notes	Not applicable.

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Outside areas and boundaries

Repair category	1
Notes	Boundary walls and fences should be regularly checked and maintained as necessary.



Ceilings

Repair category	1
Notes	Plaster defects noted.



Internal walls

Repair category	1
Notes	Plaster defects noted.



Floors including sub-floors

Repair category	1
Notes	Areas of loose flooring noted. Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.



Internal joinery and kitchen fittings

Repair category	1
Notes	Some wear and tear items were noted to internal doors and facings. Future maintenance or upgrading should be anticipated.



Chimney breasts and fireplaces

Repair category	N/A
Notes	Not applicable.



Internal decorations

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

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Cellars

Repair category	N/A
Notes	Not applicable.



Electricity

Repair category	2
Notes	The electrical installation appear to be original. As a precaution, the installation should be inspected and tested by a registered electrician, with any necessary upgrading works carried out where required. The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.



Gas

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



Water, plumbing and bathroom fittings

Repair category	1
Notes	Within the limitations of our inspection, no immediate action or repair was noted. We presume the sealants around the sanitary fittings are functional and no defects are present to the adjacent areas. A precautionary check of the areas below and adjacent to the sanitary fittings is recommended prior to purchase as these areas are prone to leakage. We have presumed that those areas not inspected are free of defects.

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Heating and hot water

Repair category	1
Notes	We have been advised by the vendor that the boiler was serviced July 2026. Any necessary documentation should be sought for confirmation. It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.



Drainage

Repair category	1
Notes	Within the limitations of our inspection, no immediate action or repair was noted.

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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.

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed with an inspection of the Title Deeds.

There will be a factoring charge in operation for the upkeep of the communal areas. This should be confirmed prior to purchase.

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

There are elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report (EWS1 form) has been provided. Our valuation assumes that the EWS1 form will satisfy both the purchaser and their lender, and that no significant expenditure will be incurred in terms of remedial action.

In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the report & valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form.

If you require further information, please seek independent advice prior to legal commitment to purchase.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £250,000 (TWO HUNDRED AND FIFTY THOUSAND POUNDS STERLING).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £275,000 (TWO HUNDRED AND SEVENTY FIVE THOUSAND POUNDS STERLING).

Single Survey

Signed	<i>Cameron Quate</i> Electronically signed :- 29/07/2026 23:54
Report author	Cameron Quate
Company name	J & E Shepherd Chartered Surveyors
Address	12 Atholl Crescent Edinburgh EH3 8HA
Date of report	27/07/2026

Mortgage Valuation Report



Property Address

Address Flat 7, 4 Thorntreeside, Edinburgh, EH6 8FF
Seller's Name Jamie Steel and Catriona Murray
Date of Inspection 27/07/2026

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Other

Accommodation

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

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

Garage / Parking / Outbuildings

☐ Single garage ☐ Double garage ☒ Parking space ☐ No garage / garage space / parking space
Available on site? ☒ Yes ☐ No

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No

If Yes, is this recent or progressive? ☐ Yes ☐ No

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

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

Service Connections

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

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

Brief description of Central Heating and any non mains services:

Gas fired radiator system.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

☐ Rights of way ☒ Shared drives / access ☐ Garage or other amenities on separate site ☐ Shared service connections
☐ Ill-defined boundaries ☐ Agricultural land included with property ☐ Other (specify in General Remarks)

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

At the time of inspection the property was found to be in an order generally consistent with its age and type of construction.

Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed with an inspection of the Title Deeds.

There will be a factoring charge in operation for the upkeep of the communal areas. This should be confirmed prior to purchase.

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

There are elements within the external wall system and/or attachments to the structure which may contain combustible materials. A written report (EWS1 form) has been provided. Our valuation assumes that the EWS1 form will satisfy both the purchaser and their lender, and that no significant expenditure will be incurred in terms of remedial action.

In arriving at the valuation, we have relied on the EWS1 form, prepared by a professionally qualified third party. In so doing, we are not offering any advice as to the accuracy, completeness, or fitness for purpose of the form or its content, and neither the individual preparing the report & valuation, nor this firm shall have any liability to you, or to any third party with whom you share the report & valuation, for any losses or potential losses arising directly and solely as a result of any inaccuracies or errors in, or otherwise in any way related to, the EWS1 form.

If you require further information, please seek independent advice prior to legal commitment to purchase.

The main walls appear to be of modern steel construction with a rendered and pointed synthetic stone external finish, incorporating sections of cladding.

The roof appears to be of a shallow pitched design overlaid with a metal type sheeting or similar waterproof covering.

Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Comment on Mortgageability

Our valuation assumes that the EWS1 form provided will be acceptable to both the purchaser and the purchaser's lender.

Mortgage Valuation Report

Valuation

Market value in present condition	£	275,000
Market value on completion of essential repairs	£	
Insurance reinstatement value	£	250,000
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)		
Is a reinspection necessary?	☐ Yes	☒ No

Declaration

Signed	<i>Cameron Quate</i> Electronically signed :- 29/07/2026 23:54
Surveyor's name	Cameron Quate
Professional qualifications	MSc MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	12 Atholl Crescent, Edinburgh, EH3 8HA
Telephone	0131 225 1234
Email Address	edinburghadminresi@shepherd.co.uk
Date of Inspection	27/07/2026



Energy Performance Certificate



Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 7 , 4 THORNTREESIDE, LEITH, EDINBURGH, EH6 8FF

Dwelling type: Mid-floor flat
Date of assessment: 27 July 2026
Date of certificate: 30 July 2026
Total floor area: 69 m²
Primary Energy Indicator: 86 kWh/m²/year

Reference number: 9016-2623-1100-0843-1222
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

Estimated energy costs for your home for 3 years*

£1,806

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
83	83

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 B (83)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
89	89

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (89)**

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

There are currently no improvement measures recommended for your home.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](https://www.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	System built, as built, insulated (assumed) Solid brick, as built, insulated (assumed)	★★★★★ ★★★★★	★★★★★ ★★★★★
Roof	(another dwelling above)	—	—
Floor	(another dwelling below)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Excellent 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, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 15 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.0 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,008 over 3 years	£1,008 over 3 years	Not applicable
Hot water	£666 over 3 years	£666 over 3 years	
Lighting	£132 over 3 years	£132 over 3 years	
Totals	£1,806	£1,806	

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

None

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)	2,241.1	N/A	N/A	N/A
Water heating (kWh per year)	2,017.98			

About this document

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

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

Assessor's name:	Mr. Cameron Quate
Assessor membership number:	EES/033073
Company name/trading name:	J & E Shepherd
Address:	12 Atholl Crescent Edinburgh EH3 8HA
Phone number:	0131 225 1234
Email address:	edinburgh@shepherd.co.uk
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.



Property Questionnaire



property questionnaire

Property address	Flat 7 4 Thorntreeside Edinburgh EH6 8FF
Seller(s)	Jamie Steel and Catriona Murray
Completion date of property questionnaire	29/07/2026

property questionnaire

Note for sellers

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

Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property?	5 years
2.	Council tax	
	Which Council Tax band is your property in?	D
3.	Parking	
	What are the arrangements for parking at your property? (Please tick all that apply) • Garage No • Allocated parking space No • Driveway No • Shared parking Yes • On street No • Resident permit Yes • Metered Parking No • Other (please specify): 	
4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?	No

property questionnaire

5.	Listed buildings	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	No
6.	Alterations/additions/extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)? <u>If you have answered yes</u>, please describe below the changes which you have made:	No
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? <u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in your property? <u>If you have answered yes</u>, please answer the three questions below:	No
	(i) Were the replacements the same shape and type as the ones you replaced?	
	(ii) Did this work involve any changes to the window or door openings?	
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	
a.	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property — the main living room, the bedroom(s), the hall and the bathroom). <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). Combi boiler	Yes

property questionnaire

	<u>If you have answered yes</u>, please answer the three questions below:		
	i) When was your central heating system or partial central heating system installed? Don't know		
	(ii) Do you have a maintenance contract for the central heating system? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:		No
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).		
8.	Energy Performance Certificate		
	Does your property have an Energy Performance Certificate which is less than 10 years old?		No
9.	Issues that may have affected your property		
a.	Has there been any storm, flood, fire or other structural damage to the property while you have owned it? <u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?		No
b.	Are you aware of the existence of asbestos in your property? <u>If you have answered yes</u>, please give details:		No
10.	Services		
a.	Please tick which services are connected to your property and give details of the supplier:		
	Services	Connected	Supplier
	Gas or liquid petroleum gas	Yes	EON
	Water mains or private water supply	Yes	Scottish Water
	Electricity	Yes	EON
	Mains drainage	Yes	Local Authority
	Telephone	No	

property questionnaire

	Cable TV or satellite	Yes	Sku
	Broadband	Yes	Sky
b.	Is there a septic tank system at your property?		No
	<u>If you have answered yes, please answer the two questions below:</u>		
	(i) Do you have appropriate consents for the discharge from your septic tank?		
	(ii) Do you have a maintenance contract for your septic tank?		
	<u>If have answered yes, details of the company with which you have a maintenance contract:</u>		
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?		Yes
	<u>If you have answered yes, please give details:</u>		
	Responsibility passed through to factor		
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?		Yes
	<u>If you have answered yes, please give details:</u>		
	Responsibility passed through to factor		
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?		No
d.	Do you have the right to walk over any of your neighbours' property — for example to put out your rubbish bin or to maintain your boundaries?		No
	<u>If you have answered yes, please give details:</u>		
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?		No
	<u>If you have answered yes, please give details:</u>		
f.	As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)		No
	<u>If you have answered yes, please give details:</u>		

property questionnaire

12.	Charges associated with the property	
a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges: Trinity Factors 209 Bruntsfield Place Edinburgh EH10 4DH Approximately £1,500 per annum	Yes
b.	Is there a common buildings insurance policy? <u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?	Don't know
c.	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	Specialist work	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? <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.	No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? <u>If you have answered yes</u>, please give details:	No
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work? <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. Guarantees are held by:	

property questionnaire

14.	Guarantees	
a.	Are there any guarantees or warranties for any of the following?	
	(i) Electrical work	No
	(ii) Roofing	No
	(iii) Central heating	No
	(iv) National House Building Council (NHBC)	No
	(v) Damp course	No
	(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)	No
b.	<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>	
c.	Are there any outstanding claims under any of the guarantees listed above?<u>If you have answered yes</u>, please give details:	No
15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes</u>, please give details:	No
16.	Notices that affect your property	
	In the past three years have you ever received a notice:	
a.	advising that the owner of a neighbouring property has made a planning application?	No
b.	that affects your property in some other way?	No
c.	that requires you to do any maintenance, repairs or improvements to your property?	No
	<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

Name(s): Jamie Steel

Date: 29/07/2026



Appendices





Fire Risk Assessment (Scotland) Ltd

Clyde Offices (2nd Floor)
48 West George Street
Glasgow
G2 1BP

21 July 2026

Dear Sir/Madam

Letter of Provenance

Property Address: 4/7 Thorntreeside, Edinburgh EH6 8FF

Client(s): Jamie Steel and Catriona Steel

This letter of provenance is to confirm that Mr Paul Nelis of Fire Risk Assessment (Scotland) Ltd inspected the whole block at 4 Thorntreeside, Edinburgh EH6 8FF on 24 February 2026 and completed the associated EWS1 form which is dated 21 July 2026.

Competence

The assessor is a registered fire risk assessor with the Institution of Fire Engineers (IFE), which is approved and recommended by the Fire Sector Federation.

(i): Fire Sector Federation: [Fire Risk Assessment - Fire Sector Federation](#)

(ii): Paul Nelis- Professional registration link: <https://www.ife.org.uk/Fire-Risk-Assessors-Register/149141>

(iii): Paul Nelis- IFE Membership number: [00020938](#)

Yours Faithfully

Paul Nelis EngTech MIFireE MIFSM

Registered Fire Risk Assessor with the Institution of Fire Engineers.

Director: Fire Risk Assessment (Scotland) Ltd

Web: www.fireriskassessmentservices.com

VAT Registration Number: 345 8948 50

UK Registered Company SC611577

Registered company address: 59 Admiral Street, Glasgow, Scotland G41 1HP

Form EWS1: External Wall Fire Review

Objective

This EWS1 form is a set way for a building owner to confirm to valuers and lenders that an external wall system (EWS) or attachments, such as a balcony, on buildings containing flats has been assessed by a suitable expert for likelihood of proportionate remediation to address fire safety risk.

This EWS1 form is for the external wall system only. It is not a life safety certificate. It should not be taken as confirmation that other works relating to fire safety in other parts of the building are not required.

Where the signatory has been asked to provide the client organisation with a separate report, it reflects the conclusions set out in that report. This form has been prepared for the sole and exclusive use of the client organisation (typically the Building Owner) named below. It is the conclusion of the report (Note 9) that has been provided to the client organisation and has been prepared in accordance with the terms and conditions that have been agreed with that client organisation. It is provided subject to those terms and conditions, including any exclusions and/or limits of liability included therein.

No responsibility is accepted to any third party for the whole or any part of the contents of this form. For the avoidance of doubt, the term 'third party' includes (but is not limited to): any lender who may see the form during the process through which they come to make a loan secured on any part of the Subject Address; and any prospective purchaser or borrower who may see or become aware of the form during the process through which they come to purchase or secure a loan against an interest in any part of the Subject Address. Should any third party (e.g. buyer, seller, lender, valuer) wish to rely on this form, they should contact the signatory's organisation.

Any amendments to the wording on this form (except as provided in Note 1) render it invalid.

Client organisation: Jamie Steel and Catriona Steel

Subject Address (one form per block)

Block or building name	Street	Town	Postcode (all built)
4/7	Thorntreeside	Edinburgh	EH6 8FF

I confirm that I have used reasonable skill and care to investigate (Note 4) the primary external wall materials (typically insulation, filler materials and cladding) and attachments (including balconies) of the external walls of the above building/block.

Document reference (for internal company reference to assist with version control):

3rd edition, issued 16 March 2022

EWS1 forms issued prior to this date using a previous edition remain valid for a period of five years from the date of signature.

OPTION A (Note 1) - Where external wall materials are unlikely to support combustion

I confirm that:

- I meet the professional body membership and competence criteria as described in Note 2.
- In relation to the construction of the external walls, to the best of my knowledge the primary materials used meet the criteria of limited combustibility (Note 5) or better, and cavity barriers are installed to an appropriate standard in relevant locations (Note 6).
- In relation to attachments to the external wall (tick one of the following):

- ☐ A1—~~There are no attachments whose construction includes significant quantities of combustible materials (i.e. materials that are not of limited combustibility (Note 5) or better).~~
- ☒ A2 – There is an appropriate risk assessment of the attachments confirming that no remedial works are required.
- ☐ A3—~~Where neither of the above two options apply, there may be potential costs of remedial works to attachments (Notes 7 and 8).~~

~~OPTION B (Note 1) - Where combustible materials are present in external wall~~

~~I confirm that:~~

- ~~• I meet the professional body membership and competence criteria as described in Note 3.~~
 - ~~• I have used the reasonable skill and care that would be expected of the relevant professional advisor to assess the level of fire risk (Note 8) presented by the external wall construction and attachments (tick one of the following):~~
- ☐ ~~B1— I have concluded that in my view the fire risk (Note 8) is sufficiently low that no remedial works are required.~~
- ☐ ~~B2— I have concluded that in my view the fire risk (Notes 7 and 8) is sufficiently high that remedial works are required.~~

Name: MR PAUL NELIS

Qualification(s): EngTech, MIFireE, MIFSM, and registered Fire Risk Assessor with the IFE.

Organisation: Fire Risk Assessment (Scotland) Ltd

Professional body: Institution of Fire Engineers (IFE)

Membership number: 00020938

Signature: 

Document reference (for internal company reference to assist with version control):

3rd edition, issued 16 March 2022

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Date of form: 21 July 2026

If this is a revision to you/your firm's previous form on this building, please state below. Please note, if the form is intended for revision solely due to administrative purposes (for example, a postcode error on the building or a reissue of the form to a different client), the 'Date of form' remains valid. If however, the rationale for form revision is attributable to a change in rating due to works having been carried out, the 'Date of form' must be amended:

Date of form	Rating provided (A1, A2, A3 or B1, B2)

Notes

Note 1 – This form includes two options. Option A is for buildings where the materials used in the external wall would be unlikely to support combustion. Option B is for buildings where Option A does not apply and a more detailed review (and hence higher level of fire expertise) is required. The signatory should use either the Option A approach or the Option B approach and delete/cross out the unused option. Within each option there are sub-options, the user should tick the box of the relevant sub-option.

Note 2 – For Option A, the signatory would need the expertise to identify the relevant materials within the external wall and attachments, and whether fire resisting cavity barriers and fire stopping measures have been installed correctly. However, this would not necessarily include the need for expertise in fire engineering. The signatory should be a qualified member of a relevant professional body within the construction industry.

Note 3 – For Option B, the signatory would need a higher level of expertise in the assessment of the fire risk presented by external wall materials.

- i** For Institution of Fire Engineers (IFE) members, this should be a Chartered or Incorporated Engineer with full membership of the Institution.
- ii** For non-IFE members, the signatory should be a qualified member of a relevant professional body that deals with fire safety and construction products including EWS in the built environment, with either actual or equivalence to the Chartered or Incorporated Engineer status.
- iii** For buildings where the finished floor level of the top floor of the building (excluding stories consisting exclusively of plant rooms) is less than 18m above the lowest adjacent ground level, if not qualified as per sub-clauses i. or ii. above, the signatory should be a qualified member of an **eligible professional body** who has successfully completed the RICS EWS Assessment Training Programme.

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Note 4 – The investigation into the construction of the building should be in accordance with the guidance given in BSI PAS 9980, which allows for the possibility of mitigation as an acceptable investigation outcome.

Note 5 – The term 'limited combustibility' is as defined in BS 9991:2015.

Note 6 – Cavity barrier fire performance and locations to be based on relevant fire safety design guidance documentation, such as BS 9991, or relevant statutory guidance.

Note 7 – In this situation the signatory should notify the client organisation that the fire risk assessment of the building will need to be reviewed to consider the findings of the external wall survey and identify any interim measures that may be required.

Note 8 – The definition of fire risk and the assessment of that fire safety risk should be in accordance with the guidance given in BSI PAS 9980.

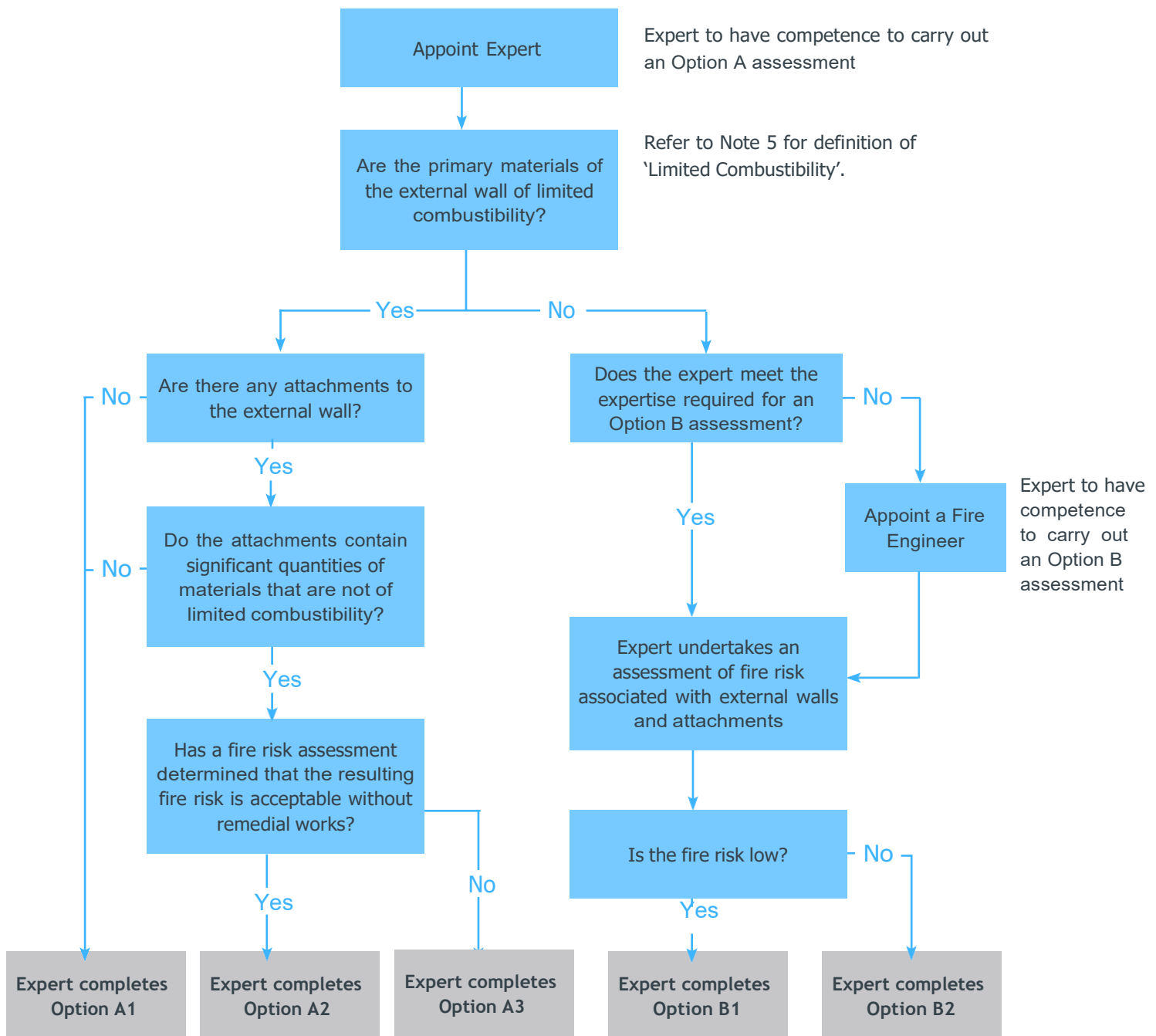
Note 9 – The signatory should provide their client organisation with a separate report on their investigation in accordance with BSI PAS 9980 to support their statements in this EWS1 Form. That separate report would not normally need to be supplied to the valuer or lender along with this EWS1 Form (unless there are specific issues which may require it).

Note 10 – This EWS1 Form will need to be reassessed if any significant changes occur to the external wall or attachments of the building, and is valid for up to 5 years from the date of the form as shown on Page 3.

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Compulsory Purchase
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Development/Bank Monitoring
Dispute Resolution Services
Drive By & Desktop Valuations
Employers Agent
Energy Services
Energy Performance Certificates (EPCs)
Executory Valuation
Expert Witness Reports

Home Reports
Housing Development Services
Insurance Reinstatement
Valuations (RCAs)
Land & Property Auctions
Lease Advisory
Level Two Survey & Valuation Report
Licensed Trade & Leisure
Mediation Services
Mortgage / Lending Valuations
New Build & Plot Valuation
Portfolio Valuations
Principal Design Services
(Health & Safety Management)
Private Sale Valuation

Project Management
Property & Asset Management
Property Investment
Public Sector
Quantity Surveying
Rating
Rent Reviews
Residential & Commercial Valuations
Separation Valuation
Space Planning
Statutory Consents
Tax Valuations

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01224 202800

Ayr
01292 267987

Birmingham
0121 270 2266

Coatbridge
01236 436561

Cumbernauld
01236 780000

Dalkeith
0131 663 2780

Dumbarton
01389 731682

Dumfries
01387 264333

Dundee
01382 200454
01382 220699

Dunfermline
01383 722337
01383 731841

East Kilbride
01355 229317

Edinburgh
0131 225 1234
0131 557 9300

Elgin
01343 614 949

Falkirk
01324 635999

Fraserburgh
01346 517456

Galashiels
01896 750150

Glasgow
0141 331 2807

Glasgow Bearsden
0141 611 1500

Glasgow South
0141 649 8020

Glasgow West End
0141 353 2080

Greenock
01475 730717

Hamilton
01698 891400

Inverness
01463 712239

Kilmarnock
01563 520318

Kirkcaldy
01592 205442

Lanark
01555 663058

Livingston
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020 8893 3944

Montrose
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Peterhead
01779 470766

St Andrews
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01334 476469

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Stirling
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01786 474476