

Property Questionnaire

BURNETT
& REID
Solicitors and Estate Agents

aspc

Property address: Cruachan, 21 Forest Road
Aberdeen
United Kingdom
AB15 4DE

Seller: Mr Douglas

Date completed: 14/02/2023

◉ ◀ Contents

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1. Length of Ownership

How long have you owned this property?

12yrs 3m

2. Council Tax

Which Council Tax band is your property in?

H

3. Parking

What are the arrangements for parking at your property?

in a garage

in the driveway

4. Conservation Area

Is your property in a designated Conservation Area?

Yes

5. Listed Buildings

Is your property a Listed Building, or contained within one?

No

6. Alterations / Additions / Extensions

Structural Alterations

During your time in the property, have you carried out any structural alterations, additions or extensions?

No

Replacement Windows and Doors

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

No

7. Central Heating

Is there a central heating system in your property?

Yes

Is it full or partial?

Full

What kind of central heating is it?

gas fired comprising 2 x Buderus 43Kw boilers. One principal and one back up.

When was it installed?

January 2009

Do you have a maintenance contract for the central heating?

Yes

Contract details?

Utility Warehouse

When was it last renewed?

Sept 2022

8. Energy Performance Certificate

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

Yes

9. Issues that may have affected your property

Structural Damage

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

No

Asbestos

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

No

10. Services

Connected services

Gas/Liquid Petroleum Gas

Yes

Supplier

Eon Next

Water mains/private water

Yes

Supplier

Scottish Water

Electricity

Yes

Supplier

Eon Next

Mains Drainage

Yes

Supplier

Scottish Water

Telephone

Yes

Supplier

Utility Warehouse

Cable TV/Satellite

Yes

Supplier

Sky

Broadband

Yes

Supplier

Vodafone

Septic Tanks

Is there a septic tank system at your property?

No

◉ ◀ 11. Responsibilities for Shared or Common Areas

Joint responsibilities

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

Please give details

we have shared responsibility for one half of the Denburn which runs through our garden and of the footbridge over the Denburn.

Common Areas

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

No

Major Repairs to the Roof

Has there been any major repair or replacement of any part of the roof during the time you have owned the property?

No

Rights of Access to Neighbouring Property

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

Maintenance Access Rights of Neighbours

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

Rights of Way

As far as you are aware, is there a Public Right of Way across any part of your property?

No

◉ ◀ 12. Charges Associated With Your Property

Is there a factor or property manager for your property?

No

Is there a common buildings insurance policy?

No

Are there any other charges you have to pay on a regular basis for the upkeep of common areas or repair works?

No

◉ ◀ 13. Specialist Works

Treatment

As far as you are aware, has treatment of dry rot, wet rot, damp, or any other specialist work ever been carried out to your property?

No

Preventative Work

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

No

Guarantees

Do you have any guarantees relating to the treatment or preventative work described above?

No

◉ ◀ 14. Guarantees

Select those applicable

Electrical work

No

Roofing

No

Central heating

No

NHBC (National House-Building Council)

No

Damp Course

Any other work or installations (e.g. cavity wall insulation, underpinning, indemnity policy)

Outstanding claims

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

◉ ◀ 15. Boundaries

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

◉ ◀ 16. Notices that affect your property

In the last 3 years have you ever received a notice:

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

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

That affects your property in some other way?

Comments

we have an integral single garage and space for approx. 7 cars in the driveway