Single Survey

survey report on:

Property address	78C LESLIE TERRACE, ABERDEEN, AB25 3XB

Customer	[redacted]

Customer address	[redacted]

Prepared by	Graham + Sibbald

Date of inspection	22nd October 2025

GRAHAM + SIBBALD

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 Property[1].

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

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 Codes 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 Report.[2]

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.

1.1 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 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 subjects comprise a first floor tenement flat within a three storey end-terraced block containing six flats in total.
Accommodation	First Floor: Entrance Hall, Living Room, Bedroom, Dining Kitchen and Shower Room with W.C.
Gross internal floor area (m²)	48sq.m or thereby.
Neighbourhood and location	The subjects form part of an established residential area lying a short distance north of Aberdeen city centre. Surrounding properties are of similar type and nature. Adequate amenities and facilities can be found locally. The railway line lies opposite the property.
Age	Built circa 1900.
Weather	Dry and cloudy.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** Chimney stacks are of solid pointed stonework and are sealed to the roof pitches with cement flashings where seen.
Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe**

Roofing including roof space	**and reasonable to do so.** The roof over the building is of pitched design and is clad in slates with a metal ridge. A limited head and shoulders inspection of the roof void was carried out via the access hatch with fixed timber ladder located at the top floor communal landing. The roof is formed in timber rafters and joists overlaid in timber sarking.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** Cast iron gutters and downpipes set into the drainage system.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main walls are constructed of solid pointed granite stonework. The former toilet stack is of brick construction, roughcast externally.

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.** Windows are of PVC design and are fitted with double glazed units. The flat entrance door is of PVC design.

External decorations	**Visually inspected.** Low maintenance PVC to the subject property.

Conservatories / porches	None.

Communal areas	**Circulation areas visually inspected.** Access is gained via a secure timber entrance door leading into a shared internal hall and stairwell.

Garages and permanent outbuildings	None.

Outside areas and boundaries	**Visually inspected.** Garden grounds to the rear are formed as a shared drying green laid to lawn with some shrubs and vegetation growth.

Ceilings	**Visually inspected from floor level.** Ceilings are of lath and plaster or lined in plasterboard.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** Internal walls and partitions are of lath and plaster or lined in plasterboard.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** **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.** **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.** Flooring is of suspended timber construction. Our inspection was limited due to fitted floor coverings. No sub-floor inspection was possible.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** Internal doors are of timber panel design, sitting within painted timber facings and skirtings. The kitchen is fitted with a range of wall and base units, worktop surfaces and a sink unit.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There is an electric fireplace within the living room. All original fireplaces have been removed and covered over.

Internal decorations	**Visually inspected.** Internal decorations are generally painted and papered throughout.

Cellars	**Visually inspected where there was a safe and purpose-built access.** There is a basement cellar accessed off the ground floor communal hall. We understand an exclusive store pertains to the subjects. No access was gained to the exclusive store at time of inspection. There is an additional shared half landing store. No access could be gained due to no key being available.

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.** Electricity is from the mains supply. The consumer unit and meter are located overhead within the hall.

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.** Gas is from the mains supply. The meter is located under the kitchen sink.

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.** Water is from the mains supply. Where seen, internal plumbing is formed in copper supply pipes with PVC waste pipes. It is assumed any historic lead pipework is no longer in use. The shower room is fitted with a three piece suite including a mixer shower.

Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** Heating and hot water are provided by a gas-fired combination boiler which is wall mounted within the kitchen cupboard and supplies radiators throughout.

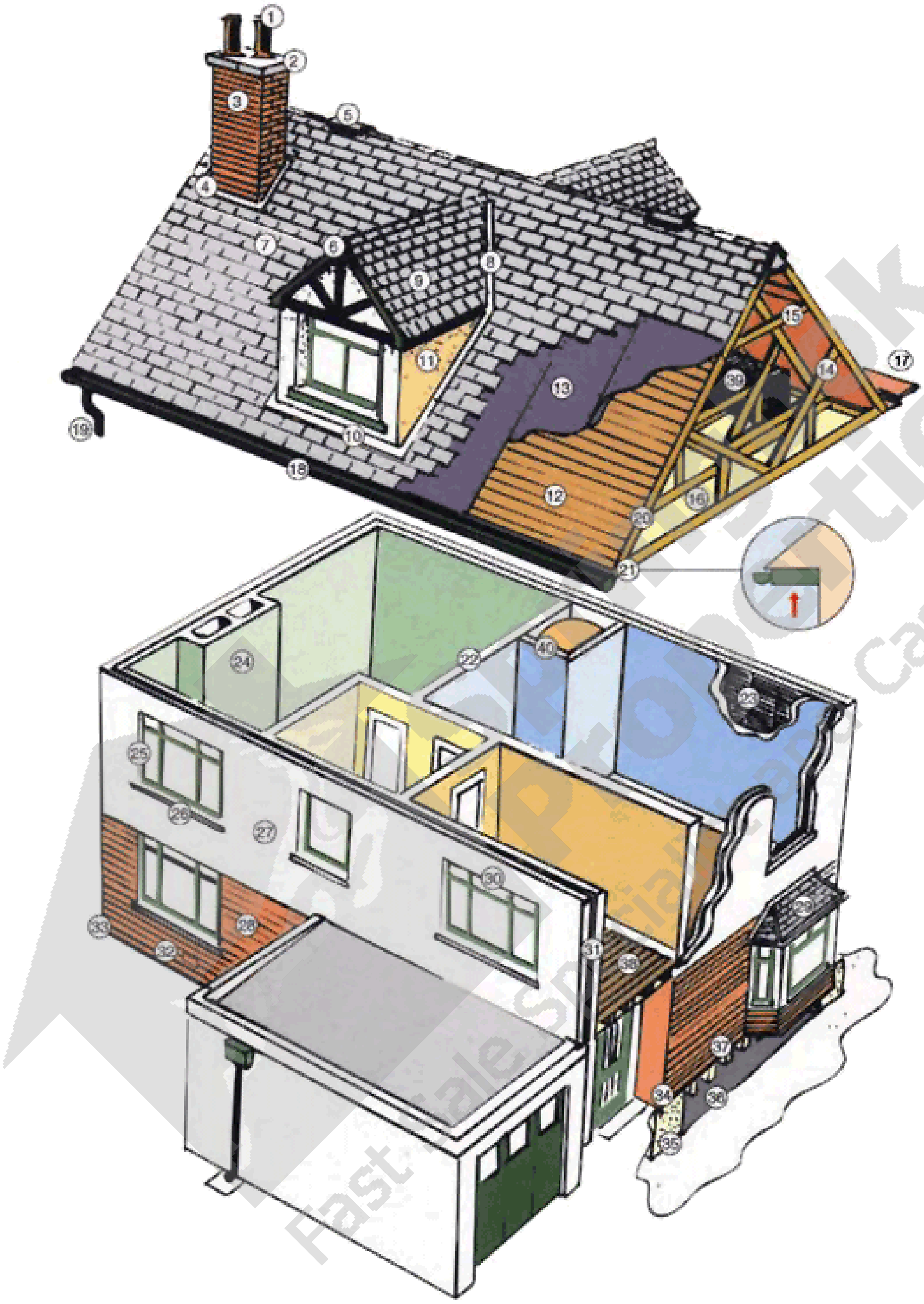
Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is assumed to be to a mains public sewer.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** New smoke alarm standards were introduced in Scotland in February 2022 and it is likely that some properties may require additional works to meet these standards. In instances where alarms are in place, no tests whatsoever have been carried out and we cannot confirm if the system complies with the most recent regulations. Any potential purchaser should satisfy themselves as to whether the current system meets with regulations or otherwise. Smoke alarms have been installed.

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.** No inspection for Japanese Knotweed was carried out and unless otherwise stated for the purpose of this report, it is assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. The property was fully furnished at the time of our inspection and the services were not tested. Due to fitted carpets and floor coverings no detailed inspection was possible of the floor timbers and accordingly we cannot guarantee their soundness or otherwise. No inspection was possible to concealed areas beneath kitchen or sanitary fittings. Restricted inspection in cupboards due to storage items. Our inspection of the external fabric of the building was restricted due to the height of the building and the confines of the site. Windows were not all fully opened or tested. The cold water rising main was not fully inspectable. It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.

Any additional limits to inspection	It should be appreciated that the Home Report inspection is a non-disruptive visual inspection of the property as at the date of inspection and that we are unable to inspect parts of the property which are concealed or covered by floor coverings or contents in place at that time. Once vacant, defects may be apparent that could not be detected during our survey. Changing weather conditions can also affect aspects of the property which would not be apparent at the time of inspection.

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partition wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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

2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the 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	Evidence of movement was noted to have affected the property observed in the form of cracking to the main walls including at upper level to the rear elevation, to a ground floor sill at the rear, between the toilet stack and main wall and also behind the downpipe at the front elevation. Subsequent to our inspection, we have seen sight of a Structural Engineer's report dated 16/12/2025, carried out by Messrs Fairhurst, which suggests the existing granite outer lintel to the rear has failed, most likely due to an internal defect within the stonework. The report further states the cracking to the rear toilet stack is typical of these types of extensions where the extension stonework has not been tied back adequality to the existing wall. See 'Main Walls' below.

Dampness, rot and infestation	
Repair category	1
Notes	Damp meter readings were taken at random in accessible areas throughout the property. Damp meter readings were found to be within an acceptable level.

Chimney stacks	
Repair category	2
Notes	Areas of open pointing were visible to the chimney stacks. Chimney stacks can be vulnerable to defect and should be regularly maintained and inspected, including to the flashing details to ensure/maintain water tightness.

Roofing including roof space	
Repair category	2
Notes	The roof covering is now of an age where ongoing and regular maintenance will be required and it would be prudent to seek the advice of a roofing contractor to

Roofing including roof space

Repair category	2
Notes	comment on its current condition and expected lifespan. Corrosion was visible to the ridge clips. Stained timbers were visible within the roof void along with corrosion to the skylight.

Rainwater fittings

Repair category	2
Notes	There is evidence of corrosion to sections of the cast iron fitments which could lead to leakage. Ongoing maintenance and repairs should be envisaged.

Main walls

Repair category	3
Notes	Areas of cracking were noted to the main walls with particular reference to the upper rear elevation, the ground floor communal sill and between the main wall and the toilet stack. Further cracking and open pointing was noted behind the downpipe to the front elevation. Subsequent to our inspection, we have seen sight of a Structural Engineer's report dated 16/12/2025, carried out by Messrs Fairhurst, which suggests 'the existing granite outer lintel to the rear has failed, most likely due to an internal defect within the stonework.' The report further states the cracking to the rear toilet stack is 'typical of these types of extensions where the extension stonework has not been tied back adequality to the existing wall.' The structural engineer has recommended that, to prevent the risk of further movement, the external lintel is to be replaced with a Catnic ANG lintel with a new granite outer lintel to suit and any remaining cracks be repaired accordingly. They have further recommended that the cracking between the rear toilet stack and main wall 'should be infilled and repaired to prevent any water ingress. Furthermore, the crack should be monitored and if further movement is to occur, then a structural engineer is to be contacted immediately.' The recommended works by the Structural Engineer should be carried out as a matter of essential repair under cover of a long-term guarantee with all relevant documentation obtained.

Windows, external doors and joinery

Repair category	1
Notes	The windows were not all fully tested and opened. It should be appreciated that some defects may only be evident during certain weather conditions.

External decorations	
Repair category	1
Notes	The external decorations are generally in fair order.

Conservatories/porches	
Repair category	-
Notes	N/A

Communal areas	
Repair category	2
Notes	Cracked glazing was noted to the ground floor communal window. Decay and weathered paintwork was further visible to communal windows and doors. Plaster cracking was noted within the hallway.

Garages and permanent outbuildings	
Repair category	-
Notes	N/A

Outside areas and boundaries	
Repair category	2
Notes	Areas of open pointing were noted to the boundary walls. Outside areas and boundaries will require ongoing maintenance.

Ceilings	
Repair category	1
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age. Some uneven sections and blemishes were noted. During redecoration some plaster filling/repair may be required. Some decorative surfaces are finished with a textured Artex type product. Early forms of Artex may incorporate small amounts of asbestos based bonding materials and therefore specialist advice should be obtained prior to working on these areas to minimise the risk of releasing hazardous fibres.

Internal walls	
Repair category	1
Notes	Within the limits of our inspection these generally appeared in fair condition consistent with age. Some uneven sections and blemishes were noted. During redecoration some plaster filling/repair may be required.

Floors including sub-floors	
Repair category	1
Notes	No significant defects were evident to the flooring at surface level, within the limitations imposed by fully fitted floor coverings. Some creaky and uneven sections were noted.

Internal joinery and kitchen fittings	
Repair category	1
Notes	No significant defects noted within the limitations of the inspection. Wear and tear was noted to kitchen fittings consistent with usage. A hole was visible to the skirting board in the bedroom where a socket may have been removed.

Chimney breasts and fireplaces	
Repair category	1
Notes	The electric fireplace was not tested. All original fireplaces have been removed/blocked and we assume adequately vented.

Internal decorations	
Repair category	1
Notes	The property is in fair decorative order.

Cellars	
Repair category	1
Notes	No access could be gained to the half landing store or exclusive basement cellar. Unseen areas are assumed to be free from significant defect.

Electricity	
Repair category	1
Notes	The Institution of Engineering and Technology recommends that inspections and testing are undertaken at least every ten 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. Minor damage was visible to the socket face plate within the bedroom.

Gas	
Repair category	1
Notes	In the interest of safety all gas appliances should be checked by a Gas Safe Registered Engineer.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	It should be appreciated that concealed areas beneath and around shower trays could not be inspected. Water spillage in these areas can result in dampness/decay and no comment can be made on inaccessible areas. Waterproof seals in sanitary areas should be checked and maintained on a regular basis. The sanitary fittings appear in serviceable condition from our visual inspection. No tests were carried out.

Heating and hot water	
Repair category	1
Notes	It is assumed that the central heating system, inclusive of the fluing and ventilation, has been installed in accordance with the manufacturer's specification and guidance, by a qualified heating specialist, and that any repairs or upgrades also comply with all relevant regulations.

Drainage	
Repair category	1
Notes	The property is thought to be connected to a main sewer. There was no surface evidence to suggest the system is choked or leaking.

Single Survey

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	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	3
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	2
Garages and permanent outbuildings	-
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	1
Electricity	1
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?	First	
2. Are there three steps or fewer to a main entrance door of the property?	Yes [ ]	No [X]
3. Is there a lift to the main entrance door of the property?	Yes [ ]	No [X]
4. Are all door openings greater than 750mm?	Yes [ ]	No [X]
5. Is there a toilet on the same level as the living room and kitchen?	Yes [X]	No [ ]
6. Is there a toilet on the same level as a bedroom?	Yes [X]	No [ ]
7. Are all rooms on the same level with no internal steps or stairs?	Yes [X]	No [ ]
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes [X]	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

Subsequent to our inspection, we have seen sight of a Structural Engineer's report dated 16/12/2025, carried out by Messrs Fairhurst, which suggests 'the existing granite outer lintel to the rear has failed, most likely due to an internal defect within the stonework.' The report further states the cracking to the rear toilet stack is 'typical of these types of extensions where the extension stonework has not been tied back adequality to the existing wall.'

The structural engineer has recommended that, to prevent the risk of further movement, the external lintel is to be replaced with a Catnic ANG lintel with a new granite outer lintel to suit and any remaining cracks be repaired accordingly. They have further recommended that the cracking between the rear toilet stack and main wall 'should be infilled and repaired to prevent any water ingress. Furthermore, the crack should be monitored and if further movement is to occur, then a structural engineer is to be contacted immediately.'

The recommended works by the Structural Engineer should be carried out as a matter of essential repair under cover of a long-term guarantee with all relevant documentation obtained.

Ownership of the basement cellars and communal landing cupboards should be confirmed.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

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

Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

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

Estimated reinstatement cost for insurance purposes

It is assumed that insurance cover is obtainable on normal terms. The guidance figure is the estimate of costs for reinstating the subjects as at the date of inspection based on information provided by the Building Cost Information Service (BCIS). It is recommended that this figure is kept under regular review to ensure that you have adequate insurance cover. We are of the opinion that the subjects should be insured for buildings reinstatement purposes for a sum of not less than £240,000 (TWO HUNDRED AND FORTY THOUSAND POUNDS STERLING).

Valuation and market comments

We are of the opinion that the market value of the subjects all as previously described and on a vacant possession basis would be fairly stated in the region of £70,000 (SEVENTY THOUSAND POUNDS STERLING).

Our valuation reflects current market conditions relating to this area. We would assume that current trends will prevail at the ultimate date of disposal with no adverse or onerous matters being introduced into the market during the intervening period which would have a detrimental effect on price.

Signed	Security Print Code [436742 = 0493] Electronically signed

Report author	Bethany Sampson

Company name	Graham + Sibbald

Address	21 Carden Place, Aberdeen, AB10 1UQ

Date of report	8th January 2026

Mortgage Valuation Report

GRAHAM + SIBBALD

Property Address

Address	78C LESLIE TERRACE, ABERDEEN, AB25 3XB
Seller's Name	[redacted]
Date of Inspection	22nd October 2025

Property Details

Property Type

- [ ] House
- [ ] Bungalow
- [ ] Chalet
- [ ] Purpose built maisonette
- [ ] Coach
- [ ] Studio
- [ ] Converted maisonette
- [ ] Purpose built flat
- [ ] Converted flat
- [X] 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
- [X] 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 [X] No

Flats/Maisonettes only: Floor(s) on which located: 1 | No. of floors in block: 3 | Lift provided? [ ] Yes [X] No | No. of units in block: 6

Approximate Year of Construction: 1900

Tenure

[X] Absolute Ownership [ ] Leasehold Ground rent £ ___ Unexpired years ___

Accommodation

Number of Rooms: 1 Living room(s), 1 Bedroom(s), 1 Kitchen(s), 1 Bathroom(s), 0 WC(s), 0 Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings): 48 m^2 (Internal) ___ m^2 (External)

Residential Element (greater than 40%) [X] Yes [ ] No

Garage / Parking / Outbuildings

[ ] Single garage [ ] Double garage [ ] Parking space [X] No garage / garage space / parking space

Available on site? [ ] Yes [X] No

Permanent outbuildings:

None.

Mortgage Valuation Report

Construction

Walls	[ ] Brick	[X] Stone	[ ] Concrete	[ ] Timber frame	
	[ ] Solid	[ ] Cavity	[ ] Steel frame	[ ] Concrete block	[ ] Other (specify in General Remarks)
Roof	[ ] Tile	[X] Slate	[ ] Asphalt	[ ] Felt	
	[ ] Lead	[ ] Zinc	[ ] Artificial slate	[ ] Flat glass fibre	[ ] Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement?	[X] Yes	[ ] No
If Yes, is this recent or progressive?	[ ] Yes	[X] No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	[ ] Yes	[X] No

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

Service Connection

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	[X] Mains	[ ] Private	[ ] None	Water	[X] Mains	[ ] Private	[ ] None
Electricity	[X] Mains	[ ] Private	[ ] None	Gas	[X] Mains	[ ] Private	[ ] None
Central Heating	[X] Yes	[ ] Partial	[ ] None				

Brief description of Central Heating:

Gas fired boiler to radiators.

Site

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

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

Location

- [ ] Residential suburb
- [X] Residential within town / city
- [ ] Mixed residential / commercial
- [ ] Mainly commercial
- [ ] Commuter village
- [ ] Remote village
- [ ] Isolated rural property
- [ ] Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? [ ] Yes [X] No

If Yes provide details in General Remarks.

Roads

- [X] Made up road
- [ ] Unmade road
- [ ] Partly completed new road
- [ ] Pedestrian access only
- [ ] Adopted
- [ ] Unadopted

General Remarks

The subjects form part of an established residential area lying a short distance north of Aberdeen city centre. Surrounding properties are of similar type and nature. Adequate amenities and facilities can be found locally. The railway line lies opposite the property.

At time of inspection the subjects were found to be in an order generally consistent with its age and type of construction. Ongoing maintenance can be anticipated to the external fabric of the building.

Subsequent to our inspection, we have seen sight of a Structural Engineer's report dated 16/12/2025, carried out by Messrs Fairhurst, which suggests 'the existing granite outer lintel to the rear has failed, most likely due to an internal defect within the stonework.' The report further states the cracking to the rear toilet stack is 'typical of these types of extensions where the extension stonework has not been tied back adequality to the existing wall.'

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The recommended works by the Structural Engineer should be carried out as a matter of essential repair under cover of a long-term guarantee with all relevant documentation obtained.

Ownership of the basement cellars and communal landing cupboards should be confirmed.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building and external grounds will be shared on an equitable basis with the adjoining proprietors. It is therefore assumed that the costs of repairs detailed within this report which relate to these areas should be apportioned accordingly, although exact liability should be confirmed.

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

Absolute Ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

Essential Repairs

The structural engineer has recommended that, to prevent the risk of further movement, the external lintel is to be replaced with a Catnic ANG lintel with a new granite outer lintel to suit and any remaining cracks be repaired accordingly. They have further recommended that the cracking between the rear toilet stack and main wall 'should be infilled and repaired to prevent any water ingress. Furthermore, the crack should be monitored and if further movement is to occur, then a structural engineer is to be contacted immediately.'

The recommended works by the Structural Engineer should be carried out as a matter of essential repair under cover of a long-term guarantee with all relevant documentation obtained.

Estimated cost of essential repairs £ Sub Est   Retention recommended? [X] Yes [ ] No   Amount £ 5,000

Mortgage Valuation Report

Comment on Mortgageability

In our opinion the property forms suitable security for loan purposes subject to specific lender`s criteria which may vary.

Valuations

Market value in present condition	£ 70,000
Market value on completion of essential repairs	£ 75,000
Insurance reinstatement value (to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)	£ 240,000
Is a reinspection necessary?	☐ Yes ☒ No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£
Is the property in an area where there is a steady demand for rented accommodation of this type?	☐ Yes ☐ No

Declaration

Signed	Security Print Code [436742 = 0493] Electronically signed by:-
Surveyor's name	Bethany Sampson
Professional qualifications	MRICS
Company name	Graham + Sibbald
Address	21 Carden Place, Aberdeen, AB10 1UQ
Telephone	01224 625024
Fax	
Report date	8th January 2026