andersonbain LLP

Home Report

191 Bon Accord Street, Ferryhill
Aberdeen, AB11 6UA

produced in conjuction with aspc

191 Bon Accord Street,

Ferryhill, Aberdeen, AB11 6UA

Price Around

£549,950

7 2 5 246m² EPC **D** Council tax band **G**

Contact solicitor

Andersonbain LLP
6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ

01224 456789

property@andersonbain.co.uk

http://www.andersonbain.co.uk

Features

- Garden
- Ground floor bedroom & bathroom
- Self-contained annex
- Off street parking

Description

Located within the highly sought-after Ferryhill area of Aberdeen, this **substantial seven-bedroom granite family home** is presented to the open market. Spanning three generous floors, this beautiful home is rich in character and period detail. Thoughtfully updated for contemporary family life, it offers the perfect balance of charm and comfort—an exceptional opportunity in one of the city's most coveted settings.

A traditional vestibule area welcomes you into this prestigious home with original mosaic floor tiling, classic wall paneling, striking framed glass door and immaculate cornicing. This leads neatly into the large entrance hall, open stair case and all ground floor accommodation with Karndean flooring throughout.

Framed by the traditional bay window, the inspiring front main reception has retained the intricate cornicing, rose ceiling and traditional style wood paneling, whilst blending the modern and contemporary design for the modern lifestyle with a wood burning stove. Centrally in the entrance hall is the WC which leads off to the open plan kitchen, dining and living space. The kitchen is stylish and sophisticated with a large central island and walk in shelved pantry. The kitchen is fitted with Quartz work tops, gas range oven, instant boiling water tap and the desirable Belfast sink. Adjacent is the dining room with bay window over the rear patio and access to the large utility room. Completing the open plan space is the family room boasting style and comfort with a large wood burning stove. A small access hall leads to the current Salon.

Ascending the traditional staircase with carpet runner to the first floor provides access to a large rear double bedroom and the most impressive Jack and Jill bathroom with free standing bath, walk in shower and Karndean flooring and tiled walls. The Principle bedroom with bay window has been transformed into the most luxurious space with walk in dressing room and en suite shower room. Completing the first floor accommodation and currently being utilized as a work from home office is the smaller of the bedrooms.

The top floor provides access to the remaining two double bedrooms, both of which have the additional benefit of en suite shower rooms.

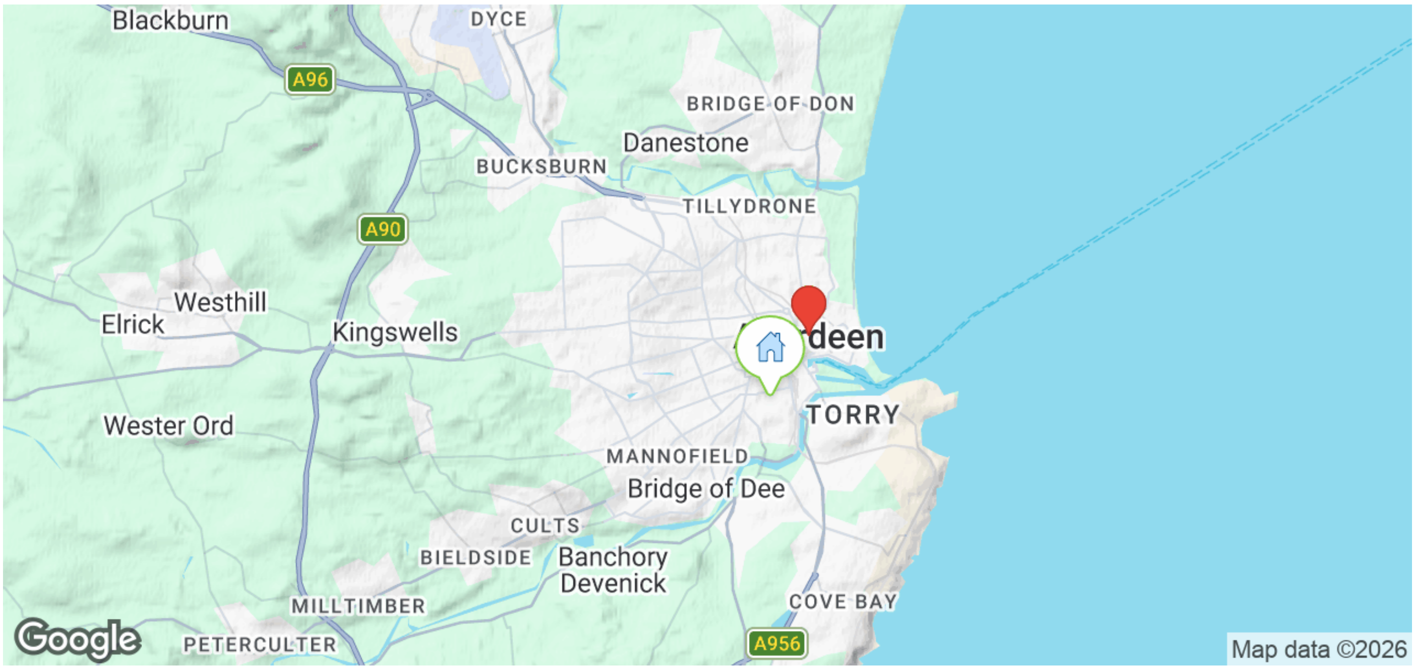
- Impressive seven bed family home

- Classic and modern design throughout

- Open plan kitchen dining and living space

- Sought after West End Location

Location Bon Accord Street lies within the much sought after Ferryhill area of Aberdeen, which boasts a strong community spirit, and is located only a few minutes' walk from all the amenities within the City Centre. The area is served by a reputable primary school which is a short walk from the property, a nearby community centre, a variety of independent local shops serving everyday needs, established hotels with popular restaurants, and a public transport service. Duthie Park with its acclaimed Winter Gardens, and the swing park, tennis courts and putting green at Albury Park, are all within a short walk of the property, as are pleasant walks along the banks of the River Dee. The Mall at Union Square which boasts a wide choice of retail outlets, restaurants, and a multi-plex cinema is a short walk away, as are the City's bus and railway stations.



Accommodation comprises

(Ground Floor)

Vestibule: 2.90m x 2.20m (9'6" x 7'2") approx.

Entrance hall: 3.80m x 3.40m (12'5" x 11'1") approx.

Lounge: 5.70m x 4.30m (18'8" x 14'1") approx.

WC: 2.80m x 1.00m (9'2" x 3'3") approx.

Open plan kitchen dining: 8.10m x 6.90m (26'6" x 22'7") approx.

Utility Room: 2.80m x 1.90m (9'2" x 6'2") approx.

Salon: 3.70m x 3.10m (12'1" x 10'2") approx.

Annexe Bedroom: 3.70m x 3.50m (12'1" x 11'5") approx.

Annexe Shower Room: 3.10m x 1.50m (10'2" x 4'11") approx.

(First Floor)

Bedroom: 4.00m x 3.20m (13'1" x 10'5") approx.

Jack and Jill bathroom: 3.80m x 3.40m (12'5" x 11'1") approx.

Principle bedroom: 4.30m x 4.20m (14'1" x 13'9") approx.

Dressing room: 2.30m x 1.50m (7'6" x 4'11") approx.

En Suite: 2.10m x 1.20m (6'10" x 3'11") approx.

Office/Bedroom: 3.10m x 2.70m (10'2" x 8'10") approx.

(Top floor)

Bedroom: 4.30m x 4.00m (14'1" x 13'1") approx.

Shower Room: 1.00m x 1.10m (3'3" x 3'7") approx.

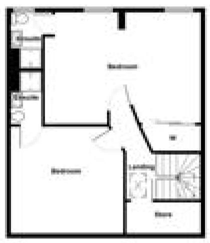
Bedroom: 5.90m x 3.90m (19'4" x 12'9") approx.

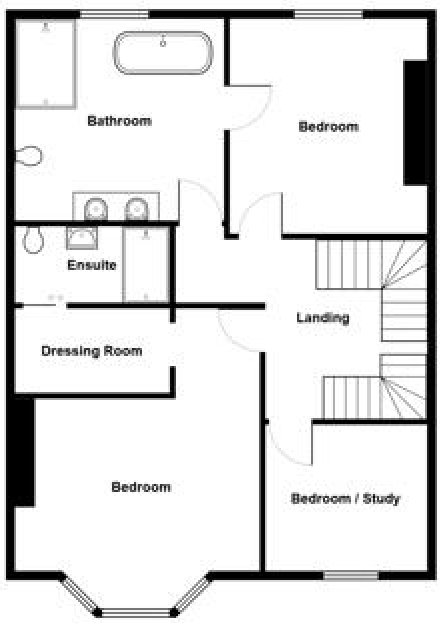
Shower Room: 1.30m x 1.10m (4'3" x 3'7") approx.

(Outside)

Externally to the front of the property provides access to a driveway and small patio, there is also an access gate which leads to the rear patio and garden, along with the Salon and the rear fully licensed one bedroom en suite shower room Air BNB accommodation. This is self-contained from the main residence and can also be used as a Granny Apartment or opened up again to become part of the main dwelling. There is also a small area of laid to lawn garden which is fully enclosed, custom built shed/workshop with separate bike store, an additional wheelie bin and log store, and completed with a decked area with integrated lighting.

Floorplan




Bathroom
Bedroom
Ensuite
Landing
Dressing Room
Bedroom
Bedroom / Study

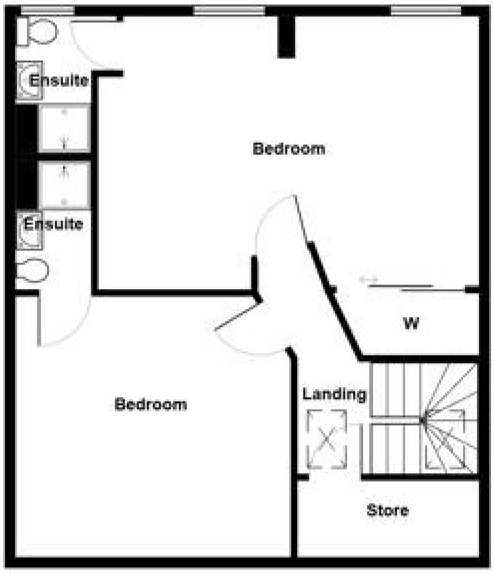

Ensuite
Bedroom
Ensuite
W
Bedroom
Landing
Store

Photo gallery




















View this property on aspc.co.uk:

https://www.aspc.co.uk/search/property/440595/191-Bon-Accord-Street/Aberdeen/

Broadband speed

Ultrafast

You can get up to **1800 Mbps** average speed at this postcode.

Mobile coverage

	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
3	Limited	Limited	Likely	Likely
O2	Likely	Likely	Likely	Likely
vodafone	Likely	Likely	Likely	Likely

Ofcom

This information is a prediction and actual services may be different depending on my circumstances and precise location. Provided by Ofcom, last retrieved on 16/05/2025. 5G coverage is not included in this data.

The data displayed on broadband coverage availability uses source data from Ofcom. The predicted speeds provided in the API data are provided by the leading UK ISPs. We understand that Ofcom did not receive data for every premise in the UK, and that Ofcom continue to work with industry to fill in the gaps. If no predictions are shown for your address, this does not necessarily mean broadband is not available and we suggest that you check availability on the ISP websites.

The data displayed on mobile coverage availability uses source data made available by Ofcom which is based on data from the mobile operators about how strong they think signal levels are at every location in the UK. Each mobile operator has a slightly different approach to displaying coverage on its own map, including assumptions on the handsets used, levels of call reliability and the expected signal loss when indoors or in car. Because Ofcom brings all mobile operator data together in a single place and holds it to a single, independent standard, the mobile coverage availability information above may display different levels of coverage than those seen on the operators' websites. We would therefore recommend you also check the mobile provider's coverage checker. Mobile coverage data is created by coverage modelling, and since this is based on computer predictions is not error free.

Ofcom update the source data regularly (every month) and the mobile network operators update theirs, but there may be times when the maps are based on slightly different data and therefore show different coverage.

For further information about the Ofcom APIs, read their FAQs available here.
https://www.ofcom.org.uk/siteassets/resources/documents/research-and-data/broadband-research/api-faqs?v=323603

Property Questionnaire

PROPERTY ADDRESS:	191 Bon Accord Street Aberdeen AB11 6UA
SELLER(S):	EILIDH REID KRIS REID
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	31/03/26

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.**

PROPERTY QUESTIONNAIRE
Information to be given to prospective buyer(s)

1.	Length of ownership	
	How long have you owned the property? 3 Years 4 months	
2.	Council Tax	
	Which Council Tax band is your property in? A B C D E F G H	
3.	Parking	
	What are the arrangements for parking at your property? (Please indicate all that apply) • Garage • Allocated parking space • Driveway ✓ • Shared parking	

	• On street ✓ • Resident permit ✓ • Metered parking ✓ • Other (please specify): Private car park with secure entry barrier	
4.	**Conservation Area**	
	Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	**Yes/No/Don't know**
5.	**Listed Buildings**	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	**Yes/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)?**	**Yes/No**
	If you have answered yes, please describe the changes which you have made: The property was previously a guest house so we took down a lot of en-suites + stud walls to open it back up to it's original floorplan. We also took down a partition wall to open up the kitchen dining area	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	
	If you have answered yes, the relevant documents will	

	be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them. We had a structural surveyor visit prior to wall removal to ensure it wasn't load bearing	
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:	Yes/No
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes/No
	(ii) Did this work involve any changes to the window or door openings?	Yes/No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): External door changed to full window	2024
	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/partial</u> – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.) Worcester Bosch Gas Boiler + Water Tank <u>If you have answered yes, please answer the 3 questions below:</u>	Yes/No/Partial
b.	When was your central heating system or partial central heating system installed? Early 2023	

c.	Do you have a maintenance contract for the central heating system? If you have answered yes, please give details of the company with which you have a maintenance agreement: Ryan Robertson Plumbing does our yearly boiler service.	Yes/No
d.	When was your maintenance agreement last renewed? (Please provide the month and year). March 2025 Service booked for 01/04/26	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes/No
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	Yes/No
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	Yes/No
b.	Are you aware of the existence of asbestos in your property?	Yes/No
	If you have answered yes, please give details:	
10	Services	
a.	Please tick which services are connected to your property and give details of the supplier:	

Services	Connected	Supplier	
Gas / liquid petroleum gas	✓		
Water mains / private water supply	✓		

Electricity	✓		
Mains drainage	✓		
Telephone	✓		
Cable TV / satellite	✓		
Broadband	✓		

b.	Is there a septic tank system at your property? If you have answered yes, please answer the two questions below:	Yes/No
c.	Do you have appropriate consents for the discharge from your septic tank?	Yes/No/ Don't Know
d.	Do you have a maintenance contract for your septic tank? If you have answered yes, please give details of the company with which you have a maintenance contract:	Yes/No
11.	Responsibilities for Shared or Common Areas	

a.	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details:	Yes/No/ Don't Know
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?	Yes/No/ Not applicable

If you have answered yes, please give details:

c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property? Yes/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? Yes/No

If you have answered yes, please give details:

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? Yes/No

If you have answered yes, please give details:

f. As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.) Yes/No

If you have answered yes, please give details:

12. Charges associated with your property

a. Is there a factor or property manager for your property? Yes/No

If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:

b. Is there a common buildings insurance policy? Yes/No/ Don't know

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges? Yes/No/ 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, e.g. to a Residents' Association, or maintenance or stair fund.

Communal hall cleaning, grounds maintenance

13. Specialist Works

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? Yes/No

Damp Treatment (removal, replace + treated) 11/01/24 to external wall in dining area.

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

Opened up wall + removed any rotten wood + replaced. We also added outdoor vents to wall

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? Yes/No

If you have answered yes, please give details

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

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

Guarantees are held by:

Martin Property Care Ltd
work Completed 11/01/24
Guaranteed for 20 years

14. Guarantees

a. Are there any guarantees or warranties for any of the following:

(i) Electrical work	No	Yes	Don't Know	With title deeds	Lost
(ii) Roofing	No	Yes	Don't Know	With title deeds	Lost
(iii) Central heating	No	Yes	Don't know	With title deeds	Lost
(iv) NHBC	No	Yes	Don't know	With title deeds	Lost
(v) Damp course	No	Yes	Don't know	With title deeds	Lost
(vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost

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

New boiler in 2023 - still has 10 years on warranty.
Previously listed damp warranty.

c. Are there any outstanding claims under any of the guarantees listed above? Yes/No

If you have answered yes, please give details:

15. Boundaries

So far as you are aware, has any boundary of your property been moved in the last 10 years? Yes/No/Don't Know

If you have answered yes, please give details:

16. Notices that affect your property

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

a.	advising that the owner of a neighbouring property has made a planning application?	Yes/No/ Don't know
b.	that affects your property in some other way?	Yes/No/ Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/No/ Don't know

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

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

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

Signature(s) :

E Reid ....

[illegible] ....

....

Date: 31/03/26

Single Survey

Property Address	191 Bon Accord Street Aberdeen AB11 6UA
Customer	Mrs E Reid & Mr K Reid
Date of Inspection	26/03/2026
Prepared by	Kenneth J Silver Harvey Donaldson & Gibson Chartered Surveyors

HARVEY DONALDSON & GIBSON
CHARTERED SURVEYORS
Parent to HomeReportScotland.scot

TERMS AND CONDITIONS

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 will have sufficient current local knowledge of the particular market to competently survey, value and report upon Residential Property. [1]

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

☑

Harvey Donaldson & Gibson is part of the Connells Group. In Scotland, the Connells Group also own Slater Hogg & Howison, Countrywide North and Allen & Harris. Harvey Donaldson & Gibson trades as an entirely separate company and has no financial interest whatsoever in the disposal of the property being inspected. A full list of the Connells group brands is available on https://www.connellsgroup.co.uk/our-group/our-brands/. Harvey Donaldson & Gibson is regulated by RICS for the provision of surveying services. This means we agree to uphold the RICS Rules of Conduct for Firms and all their applicable mandatory professional practice requirements of RICS, which can be found at www.rics.org. As an RICS regulated firm we have committed to cooperating with RICS in ensuring compliance with its standards. The firm's nominated RICS Responsible Principal is Jonathan Shaw, MRICS, contact 01332 813096.

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.

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 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;
- "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.

[1]Which shall be in accordance with the current RICS Valuation Standards (the Red Book) and RICS Codes of Conduct

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

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.

2.3.1 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.

2.3.2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

2.3.3 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 will not be inspected or reported on.

Description	The subjects comprise a three storey semi-detached house.
Accommodation	The property has the following accommodation: Ground floor: Hall, Lounge, open-plan dining room, family room and kitchen, study, cloakroom with WC, utility room. First floor: 3 Bedrooms, bathroom with WC, en-suite shower room with WC. Second floor: 2 Bedrooms each with en-suite shower room.
Gross internal floor area (sqm)	245 sqm or thereby
Neighbourhood and location	The property is situated in an established residential area amongst properties of similar age and type of construction, within close proximity to all local amenities.
Age	Around 126 years.
Weather	It was dry at time of inspection.
Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** The chimneys are stone construction.

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 and reasonable to do so.** ROOF COVERING: The main roof is pitched and slated. FLAT ROOF: The rear extension roof is flat and clad in felt.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. The gutters and downpipes are of uPVC and metal construction.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The main external walls are of solid stone construction.

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 are double glazed timber and uPVC framed casements. The doors are of uPVC and timber.

External decorations	**Visually inspected.** External decorations are painted where appropriate.

Conservatories / porches	None
Communal areas	None
Garages and permanent outbuildings	**Visually inspected.** To the rear of the property is an attached structure with a bedroom and shower room with WC.
Outside areas and boundaries	**Visually inspected.** There are private garden grounds to the front and rear.
Ceilings	**Visually inspected from floor level.** The ceilings are lined internally with plaster and plasterboard.
Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The walls are lined internally with plaster and 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.** The floors are of suspended timber construction.

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 joinery comprises timber skirtings, door facings and door surrounds. The internal doors are partly glazed. The staircase is timber. Kitchen fittings comprise a range of wall and base units and work surfaces.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** The chimney breasts are plastered masonry. Within the lounge and family room there are a wood-burning stoves. The internal condition and serviceability of any flue cannot be determined from a visual inspection. Old unlined flues will inevitably deteriorate with age as the acidic products of combustion erode the bricks and mortar joints. As a result they may not be completely smoke and fire tight. For this reason they should be cleaned and smoke tested before use.

Internal decorations	**Visually inspected.** The walls and ceilings are papered and painted. The internal joinery is finished with paint or a decorative stain.

Cellars	None

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.** The property is connected to the mains electricity supply. The meter and consumer unit are in the vestibule.

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.** The property is connected to the mains gas supply. The gas meter is located within the under-stair cupboard.

Water, plumbing and bathroom fittings	**Visual inspection of the accessible pipework, water tank or cylinders (if applicable) and fittings without removing any insulation.** The property is connected to the mains water supply. The visible pipework is copper and uPVC. The bathroom contains a four piece suite consisting of a bath, separate shower enclosure, wash-hand basin and WC. The shower rooms each contain a three piece suite consisting of a shower enclosure, wash-hand basin and WC. The cloakroom contains a two piece suite consisting of WC and wash-hand basin.

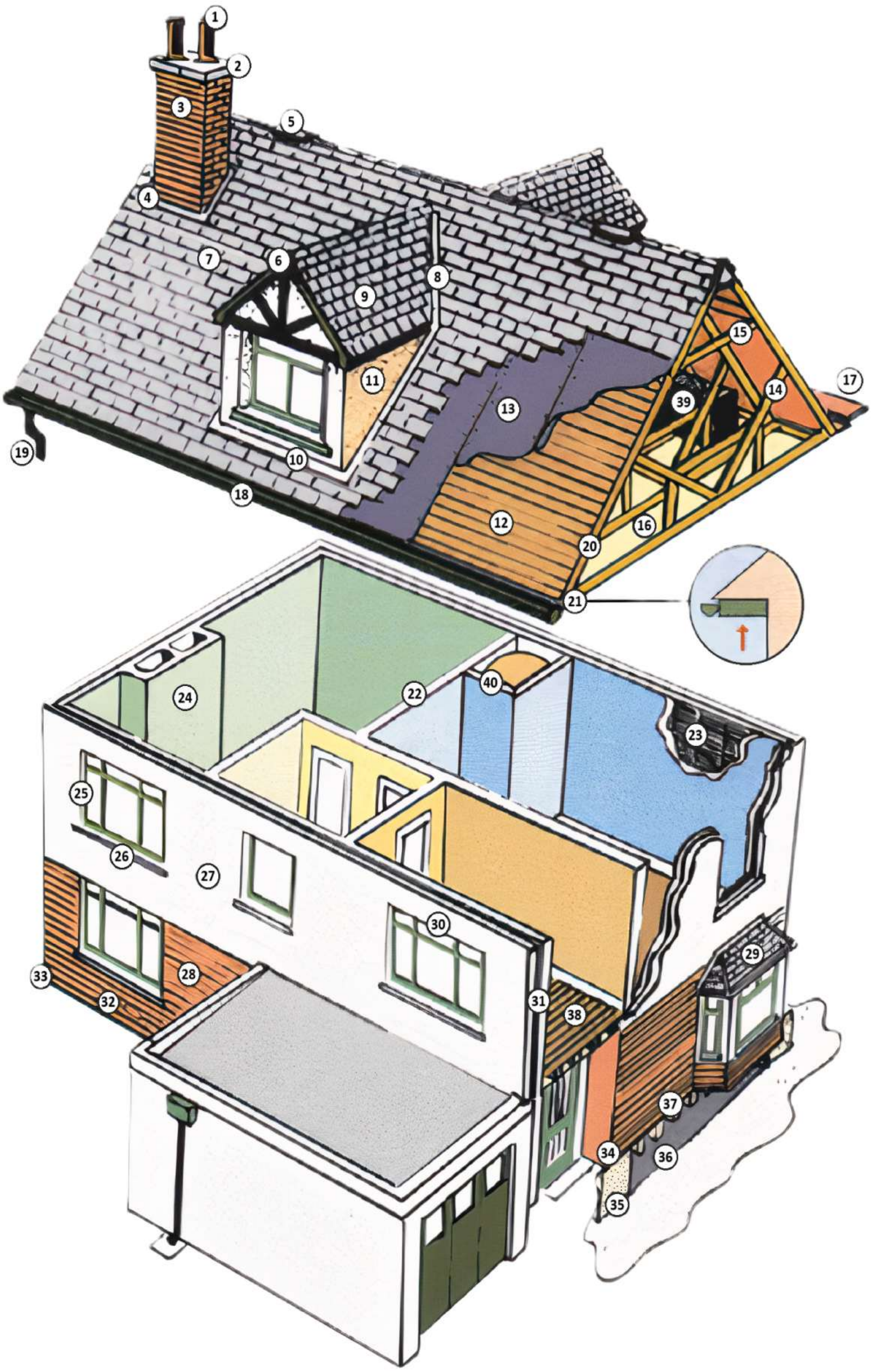
Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** The property is centrally heated by means of a gas fired system. Heating to rooms is provided by water filled radiators. Hot water is supplied from the central heating boiler and stored in an insulated tank.

Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** The property is connected to the mains drainage system.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** The property has smoke and carbon monoxide detection devices installed. Scottish government regulations came into effect on 1st February 2022 which requires each property to have linked smoke and heat detectors and if gas/carbon burning appliances are present then a carbon monoxide alarm fitted. Purchasers should satisfy themselves with regards to compliance.

Any additional limits to inspection	The property was inspected within the limits imposed by occupation which included, throughout, closely nailed and fixed fitted carpeting, floor coverings, stored items and furnishings etc. The owner’s personal belongings were not removed from cupboards. It will be appreciated that parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. This report does not constitute a full and detailed description of the property and a structural investigation was not carried out. No inspection was undertaken of woodwork or other parts of the structure which are covered, unexposed or otherwise inaccessible and as a result no guarantee can be given that such parts of the structure are free from rot, beetle or other defects. No removal of internal linings has been carried out in order to ascertain the condition of hidden parts and no warranty can be given regarding the areas not specifically referred to in this report. The external building fabric has been inspected from ground level only from the subjects grounds and where possible from adjoining public property. Exposure work has not been carried out. It was dry on the date of inspection. Leakage and water penetration may only be visible to building components such as roof spaces, rainwater goods, around chimney breasts, window openings, etc. These are sometimes only visible during or immediately after, adverse weather conditions. Similarly, sometimes defects in rainwater goods are only apparent during, or after heavy rainfall. The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported and you have concerns you should engage a qualified asbestos surveyor. No access was gained to any sub floor area.

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 3 categories:

Category 1 (1)	Category 2 (2)	Category 3 (3)
No immediate action or repair is needed.	Repairs or replacement requiring future attention, but estimates are still advised.	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.

Structural movement	
Repair category:	1
Notes	There is evidence of previous movement in the form of distortion around window/door openings. The movement is considered to be longstanding in nature with no indication of recent structural deterioration. On the basis of a limited single inspection, no further significant movement is anticipated.

Dampness, rot and infestation	
Repair category:	2
Notes	An electronic moisture meter was used to measure levels of dampness, at random locations, to lower wall surfaces and floors, where accessible and without moving furniture or lifting floor coverings, if present. Higher than normal meter readings were recorded in the bay window of the lounge. There is a downpipe externally at this point and is possibly the source of the dampness if it is leaking. Higher readings were also obtained on the chimney breast in the bedroom immediately above which may be due to an uncapped/unventilated chimney flue.

Chimney stacks	
Repair category:	1
Notes	No obvious significant defects were noted to the chimneys. It should be noted that chimneys are a common source of water ingress if unmaintained.

Roofing including roof space	
Repair category:	2
Notes	ROOF COVERING: Some loose and chipped slates were noted to the roof. The property appears to be covered with an older slated roof, and as such the roof structure will likely require frequent and ongoing repair and maintenance. FLAT ROOFS: Flat roof coverings have a limited life and can fail without warning. ROOF VOID: No access was gained to the roof space of the main roof area as it has been converted to habitable accommodation. Only limited sight was gained above ceiling level of the rear extension.

Rainwater fittings	
Repair category:	2
Notes	The rainwater fittings are corroded and require attention. It will be appreciated that the inspection was carried out during dry weather conditions. Sometimes defects in rainwater goods are only apparent during, or after heavy rainfall.

Main walls	
Repair category:	1
Notes	No obvious significant defects were noted to the accessible wall surfaces.

Windows, external doors and joinery	
Repair category:	2
Notes	Failed double glazed window panes were noted. These panes will require replacement.

External decorations	
Repair category:	1
Notes	External decorations appear adequately maintained and free from material defects.

Conservatories / porches	
Repair category:	
Notes	Not applicable

Communal areas	
Repair category:	
Notes	Not applicable

Garages and permanent outbuildings	
Repair category:	1
Notes	No reportable defect was noted to the bedroom structure.

Outside areas and boundaries	
Repair category:	1
Notes	No reportable defects were noted to outside areas and boundaries.

Ceilings	
Repair category:	1
Notes	No obvious significant defects were noted to the ceiling surfaces. As age increases, it is not unusual for the plaster to lose its key with the timber lathing, and such defects are only revealed when decorative surfaces are stripped to allow redecoration to take place. The textured ceiling finishes may contain trace amounts of asbestos fibres, but this can only be determined by taking a sample for analysis. Even if the ceiling finish does contain asbestos fibres it is not normally considered to be a health hazard provided it is not disturbed, for example it should not be rubbed down during redecoration.

Internal walls	
Repair category:	1
Notes	No obvious significant defects were noted to the internal walls.

Floors including sub floors	
Repair category:	1
Notes	No obvious significant defects were noted to flooring. The property has fully fitted floor coverings throughout which restricted the scope of our inspection. No access was gained to any sub floor area.

Internal joinery and kitchen fittings	
Repair category:	2
Notes	Internal joinery is of mixed design and vintage, and although worn in some areas, appears generally serviceable. Timberwork, door ironmongery, etc have suffered wear and deterioration in places. Internal glazing should be of an approved safety glass.

Chimney breast and fire places	
Repair category:	2
Notes	As noted elsewhere higher readings were also obtained on the chimney breast in the main front facing bedroom which may be due to an uncapped/unventilated chimney flue. Further investigations are recommended.

Internal decorations	
Repair category:	1
Notes	No obvious significant defects were noted to the internal decorations.

Cellars	
Repair category:	
Notes	Not applicable

Electricity	
Repair category:	1
Notes	No obvious visual defects were noted; however, it should be appreciated that only the most recently constructed or newly rewired properties have installations that fully comply with current regulations. Consequently, whenever a property changes hands, it is advisable to have the electrics tested by an approved contractor. Thereafter, a routine maintenance and safety check is recommended every five years.

Gas	
Repair category:	1
Notes	No obvious significant defects noted to the gas installation. All gas appliances should be tested and thereafter maintained by a Gas Safe registered contractor on an annual basis. This should be regarded as a routine maintenance and safety check.

Water, plumbing and bathroom fittings	
Repair category:	1
Notes	No obvious significant defects noted to accessible plumbing or sanitary fittings. It is essential that all wall linings, tile grout, seals, etc are maintained in good condition. Failure to do so can lead to concealed defects behind wall finishes, and below the bath/shower tray.

Heating and hot water	
Repair category:	1
Notes	The heating system was not tested. It is recommended good practice that heating systems are serviced on an annual basis by an appropriately qualified person. The system's service history should be checked by referring to the service records. If there is no record of a recent service, it should be checked by an appropriately qualified person.

Drainage	
Repair category:	1
Notes	No obvious significant defects were noted to the drainage system, within the limitations of the inspection.

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

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

Category 1	1
No immediate action or repair is needed.	

Category 2	2
Repairs or replacement requiring future attention, but estimates are still advised.	

Category 3	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.	

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

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

Unrestricted parking within 25 metres

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

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
The tenure is understood to be Outright Ownership. In line with our normal practice, it is specifically assumed that the property and its value are unaffected by any matters which would or should be revealed to a competent Completing Solicitor by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal. Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchases contracts, further specialists advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property. The Legal adviser should check and confirm whether any planning and building control restrictions are in force as the property is understood to be located within a conservation area. The implications of owning a property in a Conservation area should be discussed with your Legal adviser. The property has been extended by means of a single storey extension constructed to the rear and dormer windows formed at second floor. The valuation assumes necessary certification in respect of the planning permissions, building warrants and completion certificates were issued for these works.

Estimated re-instatement cost (£) for insurance purposes
The estimated reinstatement cost for insurance purposes is £1,000,000 (One Million 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
In its present condition the opinion of valuation for the Outright Ownership interest with vacant possession on 26/03/2026 is £575,000 (Five Hundred and Seventy Five Thousand pounds sterling).

Report author:	Kenneth J Silver
Company:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Rubislaw Den House 23 Rubislaw Den North Aberdeen AB15 4AL
Electronically Signed By:	Kenneth J Silver
Date of report:	31/03/2026

Mortgage Valuation

Case Details

Seller name(s):	Mrs E Reid and Mr K Reid.
Address line 1:	191 Bon Accord Street
Address line 2:	
Address line 3:	
Town / City:	Aberdeen
County:	
Postcode:	AB11 6UA
Date of inspection (dd/mm/yyyy):	26/03/2026

Property Details

Property type:	House
Property style:	Semi-Detached
Was the property built for the public sector?	No

Specific details for: flats & maisonettes

Floor of property:		Number of floors in block:		Number of units in block:		Lift available in block?	

Tenure

Tenure:	Absolute Ownership

If Leasehold:

Unexpired term (years):		Ground rent (pa):	£

Acommodation

No. of living room(s):	4	No. of bedroom(s):	5	No. of kitchen(s):	1
No. of bathroom(s):	4	No. of WC(s):	1	No. of other room(s):	1
Description of other room(s):	1 utility rooms				
Floor area (m²):	285	Floor area type:	External		

Garages & Outbuildings

Garages / Parking space(s):	None
Permanent outbuildings:	Bedroom and bathroom.

Construction

Wall construction:	Solid Stone
Roof construction:	Pitched slate
Approximate year of construction:	1900
Any evidence of alterations or extensions?	Yes
Alterations or extension details:	The property has been altered / extended with a single storey extension and a loft conversion into habitable space including the formation of a dormer window. Our valuation assumes these works have been carried out with all necessary consents. Legal advisors to confirm.

Risks

Is there any evidence of movement to the property?	Yes
If yes, does this appear longstanding?	Yes
Are there any further risk factors?	Yes
If yes, please provide details:	Movement was noted in the form of distortion to/around openings. On the basis of our single inspection the movement appeared to be long-standing and non-progressive in nature.

Services

Electricity:	Mains	Gas:	Mains	Water:	Mains
Central heating:	Full	Drainage:	Mains		

Provide comments:

Heating fuel: Gas
Heating type: Radiators

Legal Matters

Are there any apparent legal issues to be verified by the conveyancer?	No
If yes, please provide details:	

Location

Location details:

The property is situated within a residential area in a city with a good level of local amenities.

Roads

Road description:

The road has been adopted.

General Remarks

The property is situated in an established residential area amongst properties of similar age and type of construction, within close proximity to all local amenities.

The general condition of the property appears consistent with its age and type of construction but some works of repair and maintenance are required.

The property has been extended and altered. We assume all necessary Local Authority approvals have been obtained together with completion certificates.

The property is located in a conservation area.

Essential Repairs

None

Mortgageability Remarks

The property is suitable for mortgage purposes subject to individual lender criteria.

Valuation

Market value in present condition:	£ 575000
Market value after essential repairs:	£
Insurance reinstatement value:	£ 1000000
Retention required? No Retention amount:	£

Declaration

Surveyor name:	Kenneth J Silver
Surveyor qualifications:	MRICS
Report date (dd/mm/yyyy):	30/03/2026
Company name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Rubislaw Den House 23 Rubislaw Den North Aberdeen AB15 4AL
Telephone number:	01224 418749
Email address:	Aberdeen.residential@hdg.co.uk
Surveyor signature:	

Energy Performance Certificate (EPC)

Dwellings

Scotland

191 BON-ACCORD STREET, ABERDEEN, AB11 6UA

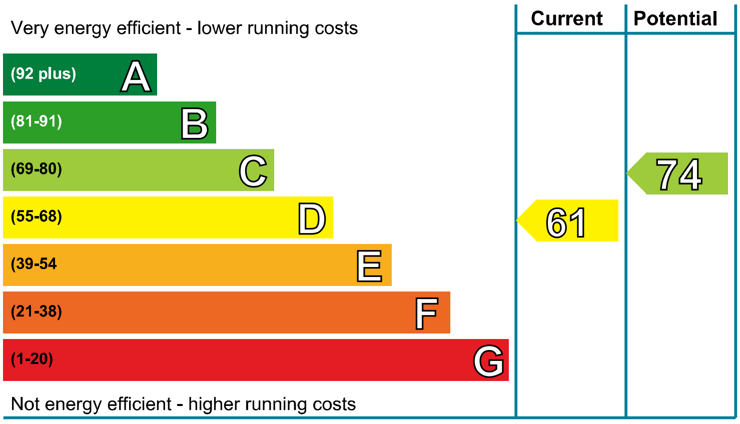
Dwelling type:	Semi-detached house	**Reference number:**	0160-2236-8170-2726-3621
Date of assessment:	26 March 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	30 March 2026	**Approved Organisation:**	Elmhurst
Total floor area:	246 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	268 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£12,315**	See your recommendations report for more information
Over 3 years you could save*	**£3,171**	

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

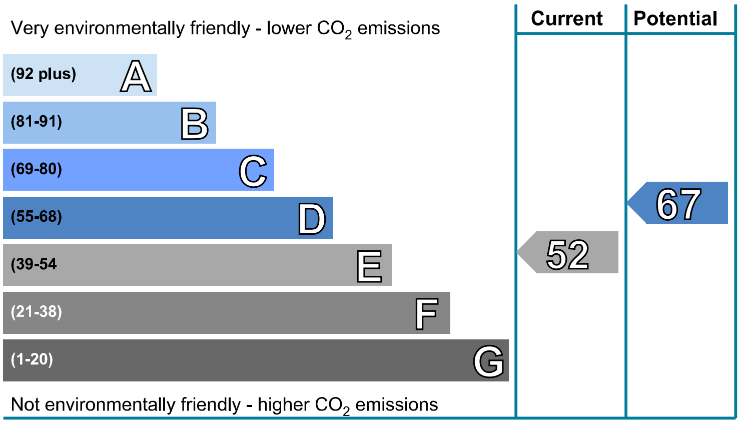


Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band D (61)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (52)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£1620.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£654.00
3 Solar water heating	£4,000 - £7,000	£897.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org 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	Granite or whin, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, insulated (assumed)	★★★☆☆	★★★☆☆
	Flat, insulated	★★★☆☆	★★★☆☆
	Roof room(s), no insulation (assumed)	★☆☆☆☆	★☆☆☆☆
Floor	Suspended, no insulation (assumed)	—	—
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, no cylinder thermostat	★★★☆☆	★★★☆☆
Lighting	Below average lighting efficiency	★★★☆☆	★★★☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 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 49 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 12 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 3.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£10,395 over 3 years	£7,932 over 3 years	You could save £3,171 over 3 years
Hot water	£1,548 over 3 years	£840 over 3 years	
Lighting	£372 over 3 years	£372 over 3 years	
Totals	**£12,315**	**£9,144**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures		Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Internal wall insulation	£7,500 - £11,000	£540	D 66	D 59
2	Floor insulation (suspended floor)	£5,000 - £10,000	£218	D 68	D 62
3	Solar water heating	£4,000 - £7,000	£299	C 71	D 67
4	Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£260	C 74	D 67

Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to www.greenerscotland.org.

About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

1 Internal wall insulation

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

2 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation. Building regulations generally apply to this work so it is best to check with your local authority building standards department.

3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

4 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

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)	42,418.5	N/A	N/A	N/A
Water heating (kWh per year)	5,490.62			

Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

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. Kenneth Silver
Assessor membership number:	EES/016077
Company name/trading name:	Harvey Donaldson & Gibson Chartered Surveyors
Address:	Rubislaw Den House 23 Rubislaw Den North Aberdeen AB15 4AL
Phone number:	01224 418749
Email address:	help@hdg.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.

Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money.For more information, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

Rotwise North East

Treatment of Dry Rot, Wet Rot,
Damp Control and Woodworm

57 Wellington Street
Aberdeen
AB11 5BX

Telephone Number: 01224 211999
Email: info@rotwise.com
Website: www.rotwise.com

Andersonbain LLP
6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ
FAO Tim McPhail

Reference Number: JBR/26/7020
Date: 24th July 2026

Dear Sir,

PROPERTY INSPECTED: 191 BON ACCORD STREET, ABERDEEN

In accordance with your written instructions our surveyor Jason Whitelaw visited the above property on 22nd July 2026 to investigate the prevailing damp conditions in the undernoted areas and we now submit our specification, recommendations and estimate for the appropriate remedial treatment.

We hope that we have interpreted your instructions correctly, but if we have not please contact us immediately for clarification.

During the time of our inspection the prevailing weather conditions were dry and warm.

The property inspected is a semi-detached dwelling house.

For reference purposes all directions are taken from outside facing the front elevation (from the roadside).

In order to facilitate the application of our recommended treatment it will be necessary for your tradesmen to carry out the preparatory and reinstatement works detailed under the heading Building Contractor on the attached “Schedule and Specification of Works”.

This report to be read in conjunction with the enclosed sketch.

Our findings within the areas as instructed are as follows:

DAMPNESS

Elevated moisture meter readings in excess of 20% were noted to be present on the undernoted areas and appears to be the result of a combination of previous water penetration and the build-up of rubble within the wall void causing bridging with the masonry.

Ground Floor Front Room (Living Room) – Front wall to left-side of bay window and including ingo of bay window.

Ground Floor Room Rear Left (Kitchen / Dining Room) – Lower section of left-hand ingo in bay window.

First Floor Room Front Left (Master Bedroom) – Chimney breast wall.

As we have experienced repeated success with the application of Newton membrane systems to damp affected wall areas, we have no hesitation in recommending the installation of a Newton membrane system to your property.

The membrane provides a firm key and impenetrable barrier and can be applied to any damp or deteriorating surface where direct bonding is not possible.

The membrane also presents a physical barrier between the old surface and the new internal finish and it can be punctured where wall fixings are needed. Positive vapour air pressure pushes vapour suspended within the air gap created by the stud membrane through the external wall and out of the property with the product being designed to damp proof any damp above ground level situation.

The material itself is made from an inherently stable high-density polypropylene, a very strong yet lightweight material. A polypropylene mesh can be thermically welded during the manufacturing process to the face of the proposed membrane should it be required.

The studs contact the external wall and create the air gap between the wall and inner face of the membrane with the mesh providing a key for a new plaster again should this be necessary.

Following the membrane installation and the new plaster application the plaster should be allowed to dry out naturally prior to your own tradesmen carrying out redecoration.

The formation of condensation on or behind the system is a normal occurrence and requires no further inspection and / or treatment.

FLOORING TIMBERS

GROUND FLOOR FRONT ROOM (LIVING ROOM)

A sub-floor inspection was carried out in this room and timber decay by wet rot (*Coniophora puteana*) in conjunction with infestation by wood weevil was located in the wallplate and joist ends bearing onto the front wall to the left side of the bay window.

This decay would appear to have been caused by a build-up or rubble around the joist ends trapping moisture in the timbers and creating the conditions necessary for fungal decay.

In view of our findings we recommend that full guaranteed chemical treatment as detailed under the heading "Specification of Treatment" be applied and the removal and replacement of the timbers specified in the attached schedule of works.

GROUND FLOOR HALLWAY AND TOILET

A sub-floor inspection was carried out in these areas. No apparent evidence of fungal decay was noted and no recommendations for treatment are made.

ALL OTHER GROUND FLOOR ROOMS

No sub-floor access was available in these rooms and no recommendations for treatment can be made.

FIRST FLOOR AND TOP FLOOR

Floor coverings are present throughout these areas with no access to original flooring timbers and no recommendations for treatment are made.

ROOFING TIMBERS

No access was gained to roofing timbers and no recommendations for treatment can be made.

OBSERVATIONS

1. Your own roofing contractor to inspect and repair roof coverings and rainwater goods to prevent any further water ingress.

2. All furniture and stored goods to be removed from the our treatment areas prior to our arrival on site.

3. We will attempt to uplift and relay the LVT flooring within our living room treatment area. No allowance for replacement flooring has been made at this time.

4. During our downtakings we will expose structural timbers including joist ends and lintols. Exposed timbers will be inspected with your being advised on the condition found as necessary. We are obliged to make you aware that timbers exposed to prolonged dampness are at increased risk of fungal decay.

5. The client must arrange and be responsible for the supply of electricity and clean running water available for use by our operatives whilst our works are in progress.

6. Following our treatments it would be normal procedure for the property to be cleaned down by your own tradesmen.

7. Unless specifically requested, our surveys do not include outbuildings and external timbers.

ESTIMATE

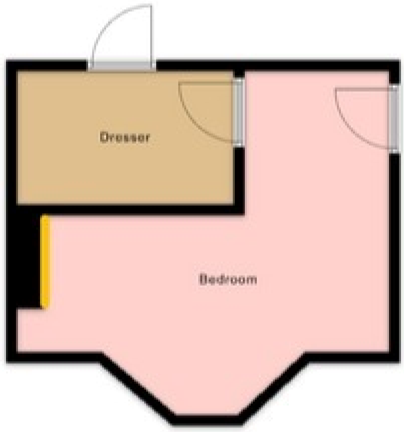
The cost of our recommended treatment and associated works is shown on the attached form and is based on the assumption that the work in each item can be carried out in one continuous operation.

Upon payment of our account in full we will be pleased to issue our 30-year warranty covering the guaranteed preservation works carried out by us in the treatment areas specified.

Yours faithfully

For and on behalf of Rotwise North East
Jason Whitelaw BSc (Hons), PgDip, CSRT, CSSW

Ground Floor



First Floor

Damp Repairs

Wet Rot Repairs

Rotwise North East

Treatment of Dry Rot, Wet Rot,
Damp Control and Woodworm

57 Wellington Street
Aberdeen
AB11 5BX

Telephone Number: 01224 211999
Email: info@rotwise.com
Website: www.rotwise.com

Andersonbain LLP
6, 8 & 10 Thistle Street
Aberdeen
AB10 1XZ
FAO Tim McPhail

Reference Number: JBR/26/7020
Date: 24th July 2026

Dear Sir,

PROPERTY INSPECTED: 191 BON ACCORD STREET, ABERDEEN

ACCEPTANCE OF QUOTATION

Item 1	Guaranteed chemical treatment for the eradication of wet rot including joist end repairs as detailed in our report dated 23rd July 2026. Guaranteed membrane installation works incorporating down taking and reinstatement including re-plastering, as detailed in our schedule of works under the heading “Our Technicians” attached to the report dated 24th July 2026.		**£ 2495.00 + VAT**

Dear Sirs,

Your quotation above is accepted in accordance with the Conditions of Tender and Contract printed overleaf, which I have read and understood.
(Please give indication of available access date and return this form completed).

Available Access: ________________________________
(to be confirmed by the Company)
Signature: ________________________________

Date: ________________________________

CONDITIONS OF TENDER AND CONTRACT

(A) Conditions of Tender:

(1) All prices in tenders are subject to alteration by the Company at any time in the event of any increase in the price of materials, rates of wages or circumstances or costs beyond the Company's control including industrial disputes.

(2) Tenders will remain open for acceptance for twenty eight days unless earlier withdrawn.

(B) Conditions of Contract:

(1) Every care will be taken by our staff to ensure that the work is carried through without causing damage to the property or fittings but because of the nature of the work, the fragility of ceilings, plaster and other fittings, there is always the possibility that some damage may occur. It is a condition of this contract that the Company will not be liable for any loss or damage to the property or fittings unless such damage can be attributed to negligence by the Company.

(2) Contracts are made with and orders are accepted by the Company only upon and subject to the Company's Conditions of Tender and Contract as stated herein. Unless expressly accepted in writing by the Company, any variations, qualification or exclusions of any of these Conditions shall be invalid and inoperative. The placing of an order with the Company will constitute acceptance of these terms by the Customer and these terms shall govern all work done, goods supplied and services rendered by the Company.

(3) The Company shall not be responsible for any claims for loss or damage resulting from delays, stoppages or hindrances of whatsoever kind in execution of the Contract arising from circumstances out with the Company's control including industrial disputes. Any delivery date or date of completion must be regarded as approximate only and whilst every effort will be made by the Company to avoid delay, the Company cannot accept liability for any loss direct or indirect arising from such.

(4) Unless specifically stated otherwise in the Contract price shall be subject to variation by the Company at any time without notice to allow for any increased costs (including those of labour and overheads) coming into effect between the date of the quotation, estimate or order and the date of delivery under or completion of contract.

(5) The terms of payment unless otherwise stated are, that payment is due within seven days of the supply of the goods, execution of the work or carrying out of the services or within seven days of the date of the Company's invoice whichever is earlier. If payment is not received for work done by us within seven days from the date of the invoice, interest may be charged on the outstanding balance at 3% above Bank Rate.

(6) The Company shall be entitled on request to a payment to account of 95% of work done and materials onsite during the course of the contract, payment to be made within seven days of written quotation.

(7) All contracts are subject to Company obtaining credit references relating to the customer which it in its sole discretion considers satisfactory and the Company shall have the right at any time either before commencement or during the contract where it does not have such references to insist on some guarantee of or security for payment as a condition of commencing or doing further work under the contract.

(8) On failure to make prompt payment of any sums due under the Contract, the Company shall be entitled to stop all further works and / or deliveries and shall be entitled to immediate payment on all work done and / or deliveries made.

(9) The Company reserves the right at all times to sub-contact such work or services as it in its sole discretion considers necessary.

(10) Day works will be charged at the rates then currently charged by the Company.

(11) The contract price does not include the costs of providing water and artificial light nor the cost of any necessary scaffolding, guard rails and toe boards, adequate hoists, or any costs incurred in satisfying or complying with any persons employed at the site or building, and it is understood that these will be provided and any costs met by or on behalf of the customer and in any event not at the Company's expense. A satisfactory access for haulage and delivery to the site in economic loads will be provided by the Customer.

(12) The basis of the Contract is that the job can be proceeded with to completion without a break unless otherwise stated by the Company. Any increase in costs arising from breaks in continuity will be charged for by the Company.

(13) Any movement of furniture, fitments or other work not specifically included in the contract price will be undertaken by the Company only at the Customer's request and risk and the time taken will be charged to the Customer at day work rates.

(14) Any defects in the Company's workmanship and / or materials shall be rectified at the Company's expense provided proper notice of such is given to the Company within six months of completion of the Contract or the date of invoice whichever is the earlier. The liability hereunder is limited to the invoiced value of the Contract and the Company will in no case accept liability for any consequential loss suffered by the Customer including any claim or loss of profit. The warranty is given in place of all other warranties, conditions and obligations imposed or implied by statute or otherwise, including without prejudice to the generality of such exclusion, all warranties or conditions as to the quality of fitness for any particular purpose, whether or not that purpose has been named to the Company, all of which are hereby excluded.

(15) The proper law of all contracts undertaken by the Company in Scots law.

(C) Warranty and Guarantee

The Company's treatments are covered by Certificates of Warranty, as summarised below in pursuance of the undernoted Contract, ROTWISE NORTH EAST, hereinafter called "the Warrantor", HEREBY WARRANTS for a period of THIRTY YEARS from the date of completion of the said Contract, subject to the terms and conditions given below THAT (i) in the event of any new infestation, continuation or revival of attack by wood-boring insects or wood-rotting fungi in any timber or masonry chemically treated by them for the prevention or eradication of such attack in accordance with the said Contract, or (ii) THAT in the event of a continuation or revival of dampness in the area or areas chemically treated by them for the prevention of such dampness in accordance with the said Contract, they will carry out all necessary treatment or re-treatment to (i) the infected timber and masonry or (ii) the area or areas, free-of-charge and will bear the cost of all exposure and reinstatement work, excluding redecoration, which may be necessary to carry out such treatment or re-treatment. In the event of a claim being made under the Warrant, the Company will require a deposit to cover the expense of examination, re-fundable in the event of the claim being found justified.

Terms and Conditions

(1) Nothing contained in the terms of these Warranties shall be construed as depriving either person or persons claiming benefit, hereunder, or the Warrantor, of their respective rights under Common Law.

(2) Subject to compliance with the terms and conditions, these Warranties shall apply during the period they are in force to any subsequent owner or owners of the property treated.

(3) Where treatment has been carried out for the prevention or eradication of fungal attack on timber or masonry or both, or the insertion of a chemical damp-proof course, the acceptance by the Warrantor of any claim for re-treatment under those Warranties shall be conditional upon:

(a) The satisfactory execution immediately after treatment, of any structural or other alteration and works recommended by the Warrantor, and
(b) The full and proper maintenance at times, of all water systems and other services in the property, and
(c) All reasonable precautions being taken to protect the property from dampness at all times, both internally and externally.

(4) These Warranties shall apply only to those areas specified in the contract details set out below.

(5) These Warranties shall not apply to:

(a) Any areas not fully treated in accordance with the Warrantor's specification for guaranteed treatment.
(b) Any part of the guaranteed areas which are repaired, altered or added to after completion of the guaranteed treatment unless the warrantor is informed in writing before such repairs, alterations or additions are commenced and any supplementary treatment which may be deemed necessary by the Warrantor as a result of such repairs, alterations or additions is carried out by the Warrantor and paid for by the owner on the basis of the Warrantor's charges ruling at the time of such supplementary treatment
And in respect of (i) above:
(c) Any terms of furniture or easily moveable article constructed of timber;
(d) Any plywood.

(6) A deposit of 35% of the contact value is required to be paid before commencement of works.