

Single Survey

survey report on:

Property address	Westside Of Tillyfour, Tough, Alford, AB33 8DX
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Customer	Mr D Crammond and Mrs C Crammond
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	14th August 2026
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein

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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.

Single Survey

1. Information and scope of inspection

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

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

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

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

Description	The property comprises: a detached 2 storey house with a single storey extension along the rear and a porch extension at the front; a detached outbuilding accommodating a garage, workshop and multi-use room; grounds that extend to approximately 0.8 acres.
Accommodation	Summary of main accommodation within the house: 2 living rooms, 3 bedrooms, 2 bathrooms. Ground floor: front porch, sitting room with open plan reading area off, shower room, open plan kitchen/dining area/living area, utility room. First floor: 3 bedrooms, bathroom with shower enclosure.
Gross internal floor area (m²)	The gross internal floor area of the house extends to approximately 171 square metres, split between the ground floor of 105 square metres and the first floor of 66 square metres.
Neighbourhood and location	The property lies on its own in a rural setting. It is adjoined along one side by a minor public road between Tough and Craigievar, on its rear and east sides by woodland and on its west side by agricultural land. The property lies 5 miles to the south of Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. It is understood that the property lies within the catchment for Craigievar Primary School, which is 0.5 miles away. Major local centres of population and employment include: Inverurie (population 14,500) - 16 miles; Banchory (population 7,500) - 17 miles; Westhill (population 12,500) - 18 miles; Aberdeen City Centre - 25 miles.

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Age	It is understood that: (i) the original part of the house was built at least 125 years ago and was formerly 2 semi-detached single storey cottages; (ii) in the 1970's it was converted into a single detached house; (iii) in the early 1990's the house was completely renovated, extended upwards to create a 2 storey house, and extended along the rear with a single storey addition and at the front with a porch.
Weather	The weather was dry and sunny during the inspection. The report should be read in context of these weather conditions.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are two chimney stacks, one above each gable wall of the house. That part of each stack within the roof space is built with concrete blocks. Externally, above roof level, they are faced with dressed stone blocks, which are pointed, have lead flashing around their bases and each has a clay pot bed in cement haunching. The east gable chimney pot is fitted with a metal cowl.
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. The roofs are pitched and slated. External detail of the roof of the original part includes: clay ridge sections bed in cement; at gables overhanging slates with cement filled verges; slate vents were visible in the rear face near the ridge; lead lined valley gutters at roof junctions; timber facias along the front incorporating a vent strip behind; front and rear dormers extending most of the length of each face which have slated sides, flat felt roofs, lead flashings, the front incorporates 4 bay windows which have slated roofs with concrete lined hipped ends each hip including a slate vent, and uPVC lined facias soffits and window facings. A limited head and shoulders inspection of its roof space was made from: (i) a small hatch in the bathroom ceiling and (ii) a rear wall hatch in one of the bedrooms. The roof is formed with timber trusses overlaid with timber sarking boards, a layer of slate underfelt was visible between the sarking board gaps and all roof timbers were fresh, indicating that at the 1990's renovation/extension, the whole roof was renewed. Mineral wool insulation was found between the joists above the first floor ceiling of around 200mm, behind the first floor internal linings of 100mm and between the first floor joists and above the rear extension of 150mm.

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Roofing including roof space	The roof of the rear single storey extension is mono-pitched, has an overhang along the eaves with timber fascias and soffits, has a slate overhang at each gable with cement filled verges and incorporates slate vents. The roof of the front porch is pitched, has clay ridge sections, a hipped end with concrete lined hip ridges, and roof overhang at eaves with timber fascias and soffits.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. The rainwater fittings are black plastic. Gutters are half round and attached to fascia boards. Downpipes are round.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The remaining walls of the original part of the house are built with solid stone and are drydash rendered externally. They are 750-800mm thick, including the internal wall lining. Walls may have been heightened with concrete blockwork as part of the upwards extension to create an upper floor. The walls of the rear single storey extension are built with concrete block and are drydash rendered externally. They are approximately 380mm thick, including the internal wall lining. The walls of the front porch are built with concrete blockwork to 1100mm above internal floor level, are drydash rendered externally and are approximately 300mm thick, including the internal wall lining.
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. All windows were renewed in 2025 with matt black uPVC framed triple glazed windows. Opening casements are side hinged. The installers literature that was inspected states that these windows are A+ rated, clear toughened Low E, 36mm thick Argon glass with a U value of around 1.0. External doors include: (1) front, into porch - composite door, with small diamond double glazed pane, installed 2025; (2) rear patio doors, into sitting room - pair of uPVC framed triple glazed doors, installed 2025; (3) rear door, into utility room - timber door, steel reinforced, triple locking mechanism.

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External decorations	Visually inspected. The external joinery (rear door and some fascias) are painted/stained. The window frames are all uPVC and two new external doors are uPVC/composite.
Conservatories / porches	Visually inspected. The front porch has a concrete floor, concrete block walls, triple glazed windows and a pitched slated roof.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	Visually inspected. There is a detached outbuilding which includes garage and workshop areas and at the rear a multi-use room. The building is constructed with a concrete floor, concrete block walls drydash rendered externally and a pitched roof clad with box-profile metal sheeting incorporating 4 perspex skylights in each side. It is fitted with a metal up and over single garage door, a uPVC side pedestrian door and 3 timber framed double glazed windows to the multi-use room. Internally there is a concrete block sub-dividing wall within which are a pair of timber doors, electricity with consumer unit lights and sockets, part floored roof space and the multi-use room is plasterboard lined. The garage and workshop areas have an internal floor area of 34 square metres and the multi-use room has a floor area of 14 square metres.
Outside areas and boundaries	Visually inspected. The property extends to approximately 0.8 acres. This includes a gravel drive and parking area, gravel and flagged areas around the house, a low maintenance garden of extensive lawns and some shrub beds, a concrete block retaining wall at the rear of the house and, along the rear of the property an unmanaged grass area (formerly used as a small paddock).
Ceilings	Visually inspected from floor level. The ceilings are lined with plasterboard.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The internal walls are lined with plasterboard. The owners advised that mineral wool insulation is incorporated behind the external wall plasterboard linings - this was not inspected on the ground floor, but was visible behind the first floor wall linings.

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Floors including sub floors	The floors of the original part of the house are part suspended timber and part solid. Those to the front and rear ground floor extensions are concrete. At the time of the inspection, most floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited. It was not possible to gain access to the sub-floor area as there was no apparent means of access. Fixed floor coverings included: tiled floors in the front porch, shower room, kitchen area, utility room; wood-effect laminate click-board flooring in the three bedrooms and first floor bathroom.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The kitchen is fitted with a range of floor and wall units which have wood panel doors and drawer fronts, wood-effect facings and laminate worktops with wall splash tiling above. There is a peninsula which incorporates a cooker space. There are no built-in appliances. The utility room is fitted with a sink unit and section of worktop on either side, which are the same fittings as the kitchen. The internal doors are timber panel doors. The stairway has stained timber steps and stringers, and pine balustrades.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is a wood-burning stove in the sitting room, set on a tiled hearth, within a pointed stone recess with a painted stone surround.
Internal decorations	Visually inspected. The majority of the internal linings are painted plasterboard. The internal walls of the shower room are wholly tiled.
Cellars	There are no cellars.
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 supplied with mains electricity. A Smart meter and consumer unit are mounted on a board within a kitchen wall unit. The consumer unit is a metal Hager box and

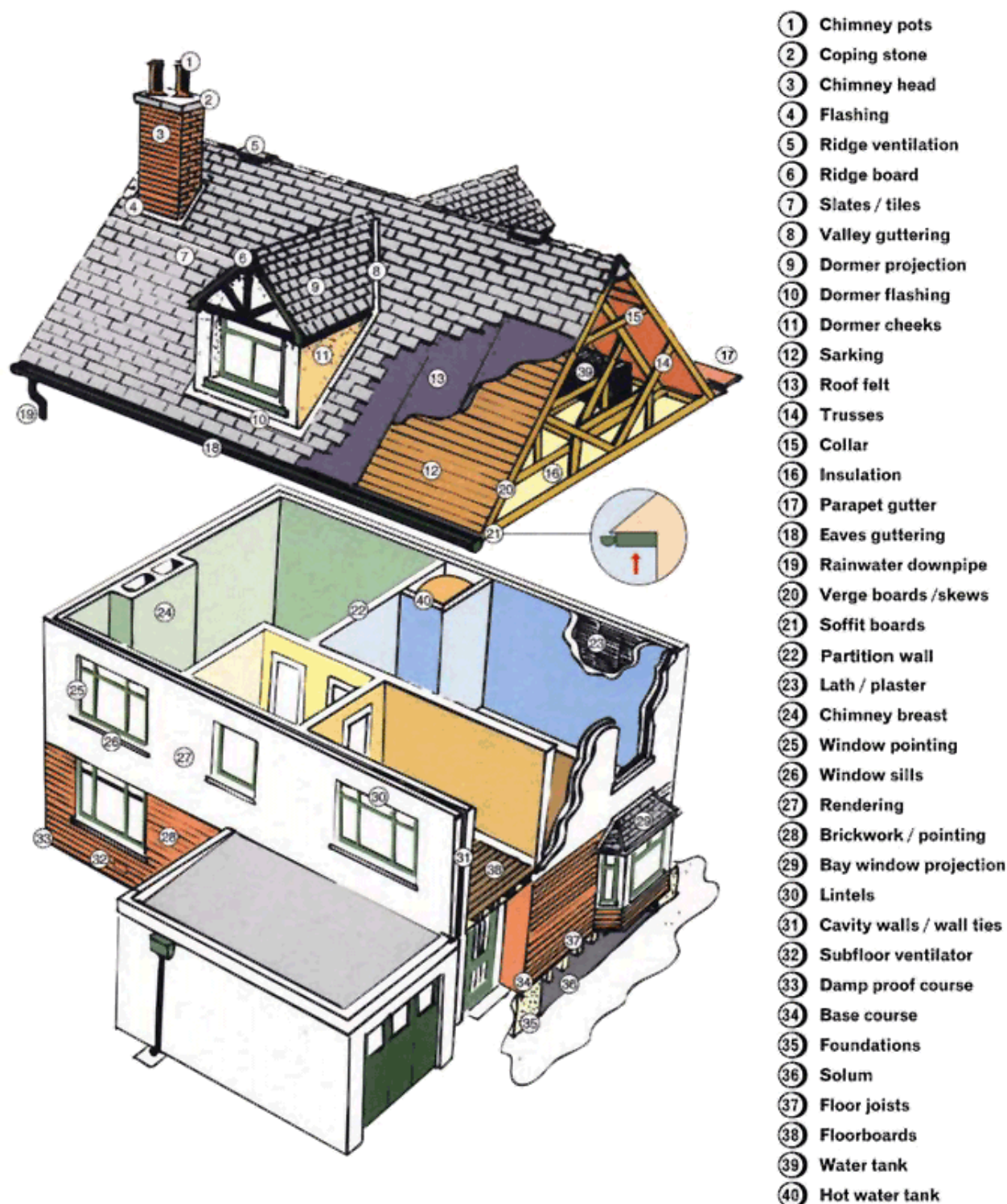
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Electricity	includes a main switch, a surge protection device and residual current circuit breakers with overcurrent protection for each circuit (which combines the functions of a miniature circuit breaker and a residual current device, switching off an affected circuit if they detect a fault). The owners advised that the consumer unit was installed in 2025. Sockets within the house are 13 amp rectangular pinned sockets.
Gas	Mains gas is not available to the property.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. The property is supplied with private water. The owners advised that: the supply is from a shared supply whose source is on the neighbouring Tillyfour Farm; the system is managed by a users Committee, who make an annual charge towards its running and upkeep of £50-£100 per annum; water falls by gravity to the property; they have had no issues with water supply during their period of ownership. Water treatment plant is located within a timber box mounted against the rear wall, which has with a felt roof and is internally insulated with 20mm of insulation board; this includes a particle filter, UV filter and ph correction vessel. There is a sealed plastic coffin water tank in the roof space, which is surrounded by an insulation jacket. The water pipework inspected within the house was copper and that within the roof space was lagged. There are two bathrooms: (1) ground floor shower room - large tiled and glazed cubicle with drying area and mixer shower with a rain head and an adjustable height head, w.c, hand basin, combined light and mechanical extract fan above the shower, chrome towel radiator; (2) first floor bathroom - freestanding round-top oval ended slipper bath on 4 legs with mixer tap and shower attachment, large brick tiled and glazed quadrant shower cubicle with electric shower, w.c, hand basin, mechanical extract fan above the shower, column radiator with built-in chrome towel rail. Sinks include in the kitchen a 1.5 bowl composite sink and in the utility room a stainless steel sink.
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 house is heated by an oil central heating system from a Grant Vortex Eco External 26-35 boiler, mounted externally against the utility room wall. The boiler was installed in 2021. Oil is supplied from a 1,300 litre bunded plastic tank mounted on concrete flags at the rear of the house, also installed in 2021.

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Heating and hot water	The heating system is a wet system, via modern panel radiators. It is controlled by a programmer mounted on a wall of the kitchen area, by a digital room thermostat in the sitting room and by thermostatically controlled valves fitted to the radiators. The ground floor shower room has electric underfloor heating. Hot water is provided by a 1200mm x 450mm foam insulated indirect copper hot water cylinder in an understair cupboard off the passage, which has a capacity of around 160 litres and is fitted with a cylinder thermostat. The water is heated only by the central heating boiler, controlled by its programmer (and not by electric immersion heater).
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. Drainage is to a septic tank located at the corner of the front garden, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch. Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms to the ground and first floors; heat detector in the kitchen; carbon monoxide detectors in the sitting room and utility room.
Any additional limits to inspection	The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.

Sectional Diagram showing elements of a typical house



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

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2. Condition

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

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



Structural movement

Repair category	1
Notes	No evidence of significant settlement or structural movement was found affecting the building.



Dampness, rot and infestation

Repair category	1
Notes	Damp meter readings were taken at appropriate locations throughout the house but no evidence of dampness was encountered. From a limited inspection that was possible of the structural timberwork within the house, no sign of decay or infestation was noted.



Chimney stacks

Repair category	1
Notes	From a ground level inspection, no significant defects were noted to the two chimney stacks.



Roofing including roof space

Repair category	2
Notes	Minor defects noted to the roof exterior included: some missing and loose sections of cement ridge bedding; a small number of loose/slipping/broken slates to the rear roof. Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof slates, metal flashings/valleys, timber fascias and roof cement work. The flat felt roof coverings over the front and rear dormers are not visible from a ground level inspection. There was no indication that the felt is presently defective and there was no sign of any leakage. However felt coverings have a limited life and can fail without warning; it would be prudent for a new owner to



Roofing including roof space

Repair category	2
Notes	have them checked by a competent roofing contractor to confirm their condition and life expectancy. A buckle was noted to the rear dormer roof lead flashing, which the owners advised has been checked over by a roofing contractor, who has confirmed that it and the adjoining area of felt is in satisfactory condition.



Rainwater fittings

Repair category	1
Notes	No significant defects were noted to the rainwater fittings. No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes. Plastic guttering can be susceptible to damage in periods of heavy snowfall or build up of ice in sub-zero temperatures.



Main walls

Repair category	1
Notes	No significant defects were noted to the main walls. A number of fine cracks through the drydash render from window openings, though they did not appear to be of structural significance or to require remedial work at the present time.



Windows, external doors and joinery

Repair category	1
Notes	No defects were noted to the windows and external doors. A selection of window opening casements and all external doors were opened and found to operate effectively.



External decorations

Repair category	1
Notes	The decoration of the external joinery was found to be in satisfactory condition. The window frames and two of the three external doors are low maintenance uPVC/composite.

Single Survey



Conservatories/porches

Repair category	1
Notes	No significant defects were noted to the front porch.



Communal areas

Repair category	-
Notes	None.



Garages and permanent outbuildings

Repair category	2
Notes	Minor deterioration was noted to the external joinery of the three outbuilding windows.



Outside areas and boundaries

Repair category	1
Notes	The grounds, including hard landscaped areas and garden ground, were found to be maintained in a neat and tidy condition. The small grass paddock at the rear of the house has not been managed of late.



Ceilings

Repair category	1
Notes	No significant defects were noted to the ceilings.



Internal walls

Repair category	1
Notes	No significant defects were noted to the internal wall linings.



Floors including sub-floors

Repair category	1
Notes	From a limited inspection that was possible of the floors, no significant defects were noted. Fine cracks were noted through several kitchen floor tiles.



Internal joinery and kitchen fittings

Repair category	1
Notes	The kitchen and utility room fittings have been well maintained and were found to be in good condition for their age, with only minor wear and tear markings. The condition of skirtings, facings and internal doors were found to be in good condition.



Chimney breasts and fireplaces

Repair category	1
Notes	No significant defects were noted to the sitting room wood-burning stove. No assessment has been made on the operation of the stove and whether its flue is adequately lined. The flue should be regularly checked and swept.



Internal decorations

Repair category	1
Notes	The internal decoration was found to be in good condition.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	1
Notes	No significant defects were noted to the visible parts of the electrical installation that were inspected. It is recommended good practice that all electrical installations should be checked



Electricity

Repair category	1
Notes	periodically by a qualified electrician, approximately every 10 years or when a property changes hands; this should be regarded as a routine safety and maintenance check. The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.



Gas

Repair category	-
Notes	None.



Water, plumbing and bathroom fittings

Repair category	1
Notes	It is recommended that prior to purchase, documentation be obtained stating that the water supply has been analysed recently and is satisfactory in terms of purity and quantity; it is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of the supply is carried out or sought from the sellers. The water treatment plant will require regular maintenance and servicing - likely to involve regular replacing of the particle filter cartridge, the annual servicing of the UV filter and the replacing of the neutralising material in the ph correction vessel as necessary. The sanitary fittings in the two bathrooms were found to be in good condition. Concealed areas around shower trays cannot be inspected; water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.



Heating and hot water

Repair category	1
Notes	No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected. The central heating boiler and system (including the oil tank), should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation. No assessment has been made on the operation, efficiency and adequacy of the



Heating and hot water

Repair category	1
Notes	central heating system.



Drainage

Repair category	1
Notes	No problems with the drainage were visible during the inspection. No assessment has been made on the size, capacity, condition and operation of the drainage system. The owners advised that the septic tank has been emptied every 2-3 years. It is likely that the tank will require to be periodically emptied in the future. The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.

Single Survey

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

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor.

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 or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; the Tillyfour water system Committee make an annual charge to the property towards the running and upkeep of the common parts of the system and that for any major repair/maintenance work costs are shared on an equitable shared basis.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

Estimated reinstatement cost for insurance purposes

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised.

£630,000 (Six Hundred and Thirty Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic, the wars in Ukraine and the Middle East, and world- wide trade upheavals. It is recommended that this figure be regularly updated to ensure that there is adequate cover or alternatively seek specialist advice from your insurer.

Valuation and market comments

In its present condition, it is our opinion that the market value of the heritable interest in the property with the benefit of vacant possession and as at the date of our inspection, is:

£360,000 (Three Hundred and Sixty Thousand Pounds)

Our valuation has fully taken into account the prevailing market conditions.

Signed

Security Print Code [685762 = 6417]
Electronically signed

Report author

David Silcocks

Single Survey

Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	19th August 2026

Mortgage Valuation Report



Property Address

Address Westside Of Tillyfour, Tough, Alford, AB33 8DX
Seller's Name Mr D Crammond and Mrs C Crammond
Date of Inspection 14th August 2026

Property Details

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

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

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police?

☐ Yes ☒ No

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

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Leasehold Ground rent £ Unexpired years

Accommodation

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

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

The outbuilding accommodates garage and workshop space and multi-use room at the rear. It is built with a concrete floor, concrete block walls and a pitched roof clad with box-profile metal sheeting incorporating perspex skylights. It has a total internal floor area of 48 square metres.

Mortgage Valuation Report

Construction

Walls ☐ Brick ☒ Stone ☐ Concrete ☐ Timber frame
☐ Solid ☐ Cavity ☐ Steel frame ☒ Concrete block ☐ Other (specify in General Remarks)

Roof ☐ Tile ☒ Slate ☐ Asphalt ☐ Felt
☐ Lead ☐ Zinc ☐ Artificial slate ☐ Flat glass fibre ☐ Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No
If Yes, is this recent or progressive? ☐ Yes ☐ No
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? ☐ Yes ☒ No
If Yes to any of the above, provide details in General Remarks.

Service Connection

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

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

Brief description of Central Heating:

Full oil central heating from an external boiler (renewed in 2021) via a wet radiator system, controlled by a programmer, a digital room thermostat in the sitting room and radiator thermostatically controlled valves fitted to the radiators.

Site

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

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

Location

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

Planning Issues

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

If Yes provide details in General Remarks.

Roads

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

Mortgage Valuation Report

General Remarks

The property comprises: a detached 2 storey house with a single storey extension along the rear and a porch extension at the front; a detached outbuilding accommodating a garage, workshop and multi-use room; grounds that extend to approximately 0.8 acres.

It is understood that: (i) the original part of the house was built at least 125 years ago and was formerly 2 semi-detached single storey cottages; (ii) in the 1970's it was converted into a single detached house; (iii) in the early 1990's the house was completely renovated, extended upwards to create a 2 storey house, extended along the rear with a single storey addition and at the front with a porch - the extensions are built with concrete block walls and have pitched slated roofs.

Other accommodation within the house referred to above are a utility room and front porch.

The property lies on its own in a rural setting. It is adjoined along one side by a minor public road between Tough and Craigievar, on its rear and east sides by woodland and on its west side by agricultural land.

The property lies 5 miles to the south of Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. It is understood that the property lies within the catchment for Craigievar Primary School, which is 0.5 miles away. Major local centres of population and employment include: Inverurie (population 14,500) - 16 miles; Banchory (population 7,500) - 17 miles; Westhill (population 12,500) - 18 miles; Aberdeen City Centre - 25 miles.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; the Tillyfour water system Committee make an annual charge to the property towards the running and upkeep of the common parts of the system and that for any major repair/maintenance work costs are shared on an equitable shared basis.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

Significant factors which are likely to be relevant to the market value of the property include: 1) LOCATION: within commuting distance of Inverurie, Westhill and Aberdeen. 2) SETTING: pleasant rural setting on its own with N/NW views. 3) HOUSE TYPE, DESIGN AND SIZE: traditional house, formerly 2 semi-detached single storey cottages, completely renovated and extended around 35 years ago (1991), 5 habitable rooms including 2 spacious living rooms, 2 bathrooms and an internal floor area of 171 square metres. 4) CONDITION AND REPAIR: (a) External - generally in good repair, windows and two external doors renewed 2025, some minor roof repairs required; (b) Internal - in good condition, no significant defects noted. 5) STANDARD AND CONDITION OF FITTINGS: modern fittings in good condition. 6) BUILDINGS: modern outbuilding including a garage and workshop area and at the rear a lined multi-use room (minor deterioration to its windows). 7) LAND: 0.8 acres, including good sized north sloping grounds with a small grass area at the rear formerly used as a small paddock. 8) CURRENT MARKET CONDITIONS: In the aftermath of the initial Covid-19 lock-down period from July 2020 onwards, local rural residential market activity increased significantly, with this leading to shorter marketing periods and an increase in prices. However, from mid-2022 the residential property market generally experienced more difficult conditions caused by rising interest rates, inflation and the cost of living, and property taxes (Land Business Transaction Tax and Additional Dwelling Supplement). These conditions extended through 2023-25, although interest rates were steadily reduced during this period from a peak in August 2023. During this period there was at best little change in local rural residential property prices and most sectors saw a small reduction in prices; properties which have special features have fared better, such features might include location, view, setting, design and character, condition and repair, standard of fitting, size and quality of the grounds and its outbuildings. 2026 has brought further uncertainty to the property market caused by the war in the Middle East, which has led to a period of rising prices and cost of living and continued relatively high interest rates.

Mortgage Valuation Report

Essential Repairs

No essential repairs are required to the property.

Estimated cost of essential repairs £ Retention recommended? ☐ Yes ☒ No Amount £

Comment on Mortgageability

The property is considered to be suitable security for mortgage purposes, subject to the specific lending criteria of the mortgage provider.

Valuations

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

Buy To Let Cases

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

Mortgage Valuation Report

Declaration

Signed	Security Print Code [685762 = 6417] Electronically signed by:-
Surveyor's name	David Silcocks
Professional qualifications	BSc, MRICS
Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Telephone	01224 571163
Fax	01224 589042
Report date	19th August 2026

Energy Performance Certificate (EPC)

Scotland

Dwellings

WESTSIDE OF TILLYFOUR, TOUGH, ALFORD, AB33 8DX

Dwelling type: Detached house
Date of assessment: 14 August 2026
Date of certificate: 16 August 2026
Total floor area: 171 m²
Primary Energy Indicator: 171 kWh/m²/year

Reference number: 1816-5428-2200-0134-4296
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

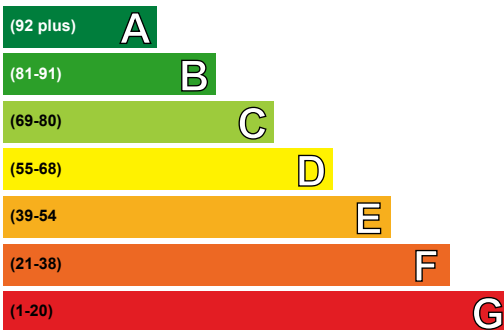
You can use this document to:

- 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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£5,553	See your recommendations report for more information
Over 3 years you could save*	£417	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	83

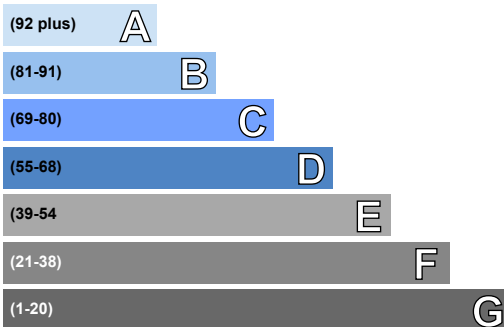
Energy Efficiency Rating

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

Your current rating is **band D (68)**. The average rating for EPCs in Scotland is **band D (61)**.

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

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
66	72

Environmental Impact (CO₂) Rating

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

Your current rating is **band D (66)**.

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 Floor insulation (suspended floor)	£5,000 - £10,000	£210.00
2 Floor insulation (solid floor)	£5,000 - £10,000	£210.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£675.00

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whin, with internal insulation Solid brick, as built, insulated (assumed)	★★★★★ ★★★★☆	★★★★★ ★★★★☆
Roof	Pitched, 200 mm loft insulation Pitched, 150 mm loft insulation	★★★★☆ ★★★★☆	★★★★☆ ★★★★☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	High performance glazing	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★☆☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★★☆☆	★★★☆☆
Lighting	Good lighting efficiency	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 38 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 6.5 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 1.0 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	£4,344 over 3 years	£3,927 over 3 years	
Hot water	£948 over 3 years	£948 over 3 years	
Lighting	£261 over 3 years	£261 over 3 years	
Totals	£5,553	£5,136	

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 Floor insulation (suspended floor)	£5,000 - £10,000	£70		
2 Floor insulation (solid floor)	£5,000 - £10,000	£70		
3 Solar photovoltaic panels, 2.5 kWp	£8,000 - £10,000	£225		
4 Wind turbine	£5,000 - £20,000	£693		

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 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.

2 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

3 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.

4 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and 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. 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 a wind turbine, 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:

- Biomass secondary heating

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)	17,256.65	N/A	N/A	N/A
Water heating (kWh per year)	3,092.17			

Addendum

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

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by 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. David Silcocks
Assessor membership number:	EES/008466
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	Marywell House 29-31 Marywell Street Aberdeen AB11 6JE
Phone number:	01224 571163
Email address:	aberdeen@alliedsurveyorsscotland.com
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 [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



Property Questionnaire

PROPERTY ADDRESS:	WESTSIDE OF TILLYFOUR TOUGH ALFORD ABERDEENSHIRE AB33 8PX
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SELLER(S):	DALE JORDAN CRAMMOND CHLOE AMBER CRAMMOND
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COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	06/08/2026
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PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property?

Since May 1st 2021
(5 years, 3 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):

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)? <u>If you have answered yes</u>, please describe the changes which you have made:	Yes/No
(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work? N/A	Yes/No

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.

N/A

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

Yes/No

If you have answered yes, please answer the three questions below:

(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):

- Replaced windows throughout, which were wooden, double-glazed, sash-in-case, for triple-glazed, upvc sash-in-case. The porch main window was 3-4 panes, it is now one large pane.
- Replaced lounge wooden ~~front~~^{patio} doors with upvc ~~front~~^{patio} doors.
- Replaced wooden front door with upvc composite door.
- works completed around 15/03/2025. No changes to shape/size of openings.

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.) External, oil-fired condenser boiler <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? Around 10/06/2021	
c.	Do you have a maintenance contract for the central heating system? <u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:	Yes/No
d.	When was your maintenance agreement last renewed? (Please provide the month and year). N/A	

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

N/A

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	✓	private water supply
Electricity	✓	EDF
Mains drainage		
Telephone		
Cable TV / satellite		

Broadband		
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b. Is there a septic tank system at your property?

Yes/No

If you have answered yes, please answer the two questions below:

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?

Yes/No

If you have answered yes, please give details of the company with which you have a maintenance contract:

Scottish water
The bridge, Buchanan gate business park
Cumbernauld road
Stepps, G33 5FB

11. Responsibilities for Shared or Common Areas

a. Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?

Yes/No/
Don't
Know

If you have answered yes, please give details:

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? <u>If you have answered yes</u>, please give details:	Yes/No
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? <u>If you have answered yes</u>, please give details:	Yes/No
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.) <u>If you have answered yes</u>, please give details:	Yes/No
12. Charges associated with your property		
a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges:	Yes/No

b.	Is there a common buildings insurance policy?	Yes/No/ Don't know
	<u>If you have answered yes</u> , is the cost of the insurance included in your monthly/annual factor's charges?	Yes/No/ Don't know N/A
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. xxxxxx we pay a yearly, good faith payment to the 'Tillyfour water committee' (£50-£100) to help maintain the private water supply.	
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? <u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property	Yes/No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	Yes/No

	<u>If you have answered yes, please give details</u> N/A	
c.	<u>If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</u> <u>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.</u> Guarantees are held by: N/A	Yes/No

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)	<u>No</u>	Yes	Don't know	With title deeds	Lost
b.	<u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u> N/A					
c.	Are there any outstanding claims under any of the guarantees listed above? <u>If you have answered yes, please give details:</u> N/A					Yes/No
15. Boundaries						
So far as you are aware, has any boundary of your property been moved in the last 10 years? <u>If you have answered yes, please give details:</u>						Yes/<u>No</u> Don't Know

16. Notices that affect your property

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

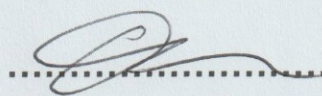
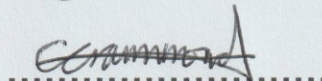
a.	advising that the owner of a neighbouring property has made a planning application?	Yes/No/ Don't know
b.	that affects your property in some other way?	Yes/No/ Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/No/ Don't know

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) :

	DALE JORDAN CRAMMOND
	CHLOE AMBER CRAMMOND

Date: ...06/08/2026...