

Single Survey

survey report on:

Property address	Junction Croft, Maryculter, Aberdeen, AB12 5GX
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Customer	Mrs C Nimmo and Mr R MacGill
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	16th April 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.

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: (i) a single storey plus attic detached house with small single storey extensions at the front and rear, (ii) an outbuilding and (iii) approximately 18.5 acres of land, of which around 1 acre are the grounds of the house and 17.5 acres are grass enclosures.
Accommodation	Ground floor: conservatory, kitchen/dining room with scullery off, bedroom 3, living room, jack and jill shower room. First floor: store (off landing), 2 bedrooms.
Gross internal floor area (m²)	The gross internal floor area of the house extends to approximately 91 square metres, split between the ground floor of 58 square metres and the first floor of 33 square metres. This excludes the floor area of the conservatory of 7 square metres.
Neighbourhood and location	The property lies on its own in a rural setting. It is adjoined on its west side by the B979 Stonehaven-Peterculter road, on its south side by a minor adopted road to Invercrynock and on its other two sides by agricultural land. The property is located approximately 4 miles from Peterculter, a substantial residential suburb of Aberdeen, 8 miles to the north of Stonehaven (population 11,000), which has access onto the A90 and the Aberdeen-Dundee railway line, and 10 miles from Aberdeen City Centre.
Age	It is understood that the original parts of the cottage were built around 280 years ago in the 1740's. The front conservatory was added in 2004 to replace a small porch.
Weather	The weather was dry and sunny during the inspection. The report should be read in context of these weather conditions.

Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There are two chimney stacks, one above each gable wall of the house. They are built with dressed stone blocks, of which three sides are pointed and the gable side is harled, have cement flashing around their bases and clay pots bed in cement haunching. The two unused pots are fitted with a ventilated pepper-pot cap and a metal cap, and two the used pots from gas fires have ventilated metal cowls.</p>
Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>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.</p> <p>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.</p> <p>The roofs of the original parts of the house are pitched and slated.</p> <p>External detail of the main roof includes: clay ridge sections bed in cement; at each gable skewers lined with dressed stone coping with cement flashing; two front bays with slated sides and roofs, zinc ridges secured with metal clips, zinc valleys and side slips, lead front flashing, timber facias and soffits, and plastic window facings; 1 front velux roof window.</p> <p>A very limited inspection of the main roof space was made from a small hatch in a bedroom ceiling. The roof is formed with timber trusses overlaid with timber sarking boards. There was approximately 100mm of mineral wool insulation between the joists of the flat part of the roof space.</p> <p>The scullery roof is mono-pitched, with its slates overhanging the wallhead at each side, with cement filled verges. No inspection was possible of its roof space.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater fittings are brown plastic. Gutters are half round and attached to facia boards.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The walls of the original part of the house are built with solid stone and are harled externally, except for a part of the west gable wall which is pointed, where there was a former shop adjoining the wall. They vary in thickness between 650-750mm, including the internal wall lining.</p>

<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The ground floor windows are timber framed double glazed casement windows, except for a small timber framed single glazed window in the scullery. Their opening casements are top hinged with press release mechanisms.</p> <p>The two first floor bay windows are fitted with plastic framed double glazed casement windows. Their opening mechanisms are tilt and turn.</p> <p>There is one external door at the front: (a) the outer door into the conservatory are a pair of plastic framed double glazed doors; (b) the inner door from the conservatory into the hall is an external quality solid timber door with a double glazed upper pane and is fitted with a mortice lock.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>The external joinery is painted.</p>
<p>Conservatories / porches</p>	<p>Visually inspected.</p> <p>The front conservatory was added in 2004. It has a concrete floor which is tiled, roughcast concrete block walls to window cill height 500mm above internal floor level, uPVC framed double glazed windows with two top hinged opening casements and a shallow mono-pitched polycarbonate roof with lead flashing along its junction with the adjoining front wall. It is plasterboard lined internally, is fitted with a radiator and has an internal floor area of approximately 7 square metres.</p>
<p>Communal areas</p>	<p>There are no communal areas.</p>
<p>Garages and permanent outbuildings</p>	<p>Visually inspected.</p> <p>At the rear of the house is an outbuilding, which has pointed stone walls and a pitched roof clad with corrugated asbestos sheets. It is divided internally into four parts - garage, stables, byre and barn, each part having a timber lined external door and it has a total internal floor area of approximately 72 square metres.</p>
<p>Outside areas and boundaries</p>	<p>Visually inspected.</p> <p>The property extends to approximately 18.5 acres, of which 1 acre are the grounds of the house and 17.5 acres are grass enclosures.</p> <p>At the front of the house is a lawn which is bounded on its two roadside perimeters by a thick hedge, beech on the roadside and cypress on the inside. The majority of the remaining grounds are part wooded and part lawns with a spruce tree perimeter strip.</p> <p>The 17.5 acres of grassland are divided into 5 enclosures, most of which are bounded by strips of mature sitka spruce planted around</p>

<p>Outside areas and boundaries</p>	<p>65 years ago. The land is graded 3(2) on the Macaulay Institute for Soil Research Land Capability for Agriculture Maps; grade 3 land is described as land capable of producing good yields of a narrow range of crops, principally cereals and grass and moderate yields of a wider range of crops including potatoes, some vegetable crops and oil seed rape. There is one permanent water trough, which the owners advised is supplied with mains water.</p>
<p>Ceilings</p>	<p>Visually inspected from floor level.</p> <p>The ground floor ceilings appear to be lined with plasterboard, except for the scullery ceiling which is timber lined.</p> <p>The first floor ceilings are timber lined.</p>
<p>Internal walls</p>	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The majority of the ground floor walls are lined internally with plasterboard, except for the scullery walls which are unlined stone walls. The first floor walls appear to be lined with timber linings/boarding.</p>
<p>Floors including sub floors</p>	<p>The ground floor is part solid and part suspended timber.</p> <p>One sub-floor vent was noted through the rear external wall, below the bedroom window.</p> <p>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.</p> <p>It was not possible to gain access to the sub-floor area as there was no access hatch.</p>
<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen is fitted with a range of modern floor and wall units, which have wood-effect unit doors, drawer fronts and facings and dark patterned laminate worktops. There is a peninsula, with the same units and worktop, which has cupboards along one side and an overhanging worktop along the other to create a breakfast bar. Built-in kitchen appliances include an electric double oven and gas hob.</p> <p>Internal doors are pine panel doors to the ground floor, except for a narrow timber linings door into the scullery, and timber linings doors to the first floor.</p> <p>The stairway and landing balustrades have painted timber spindles and natural timber handrails.</p>

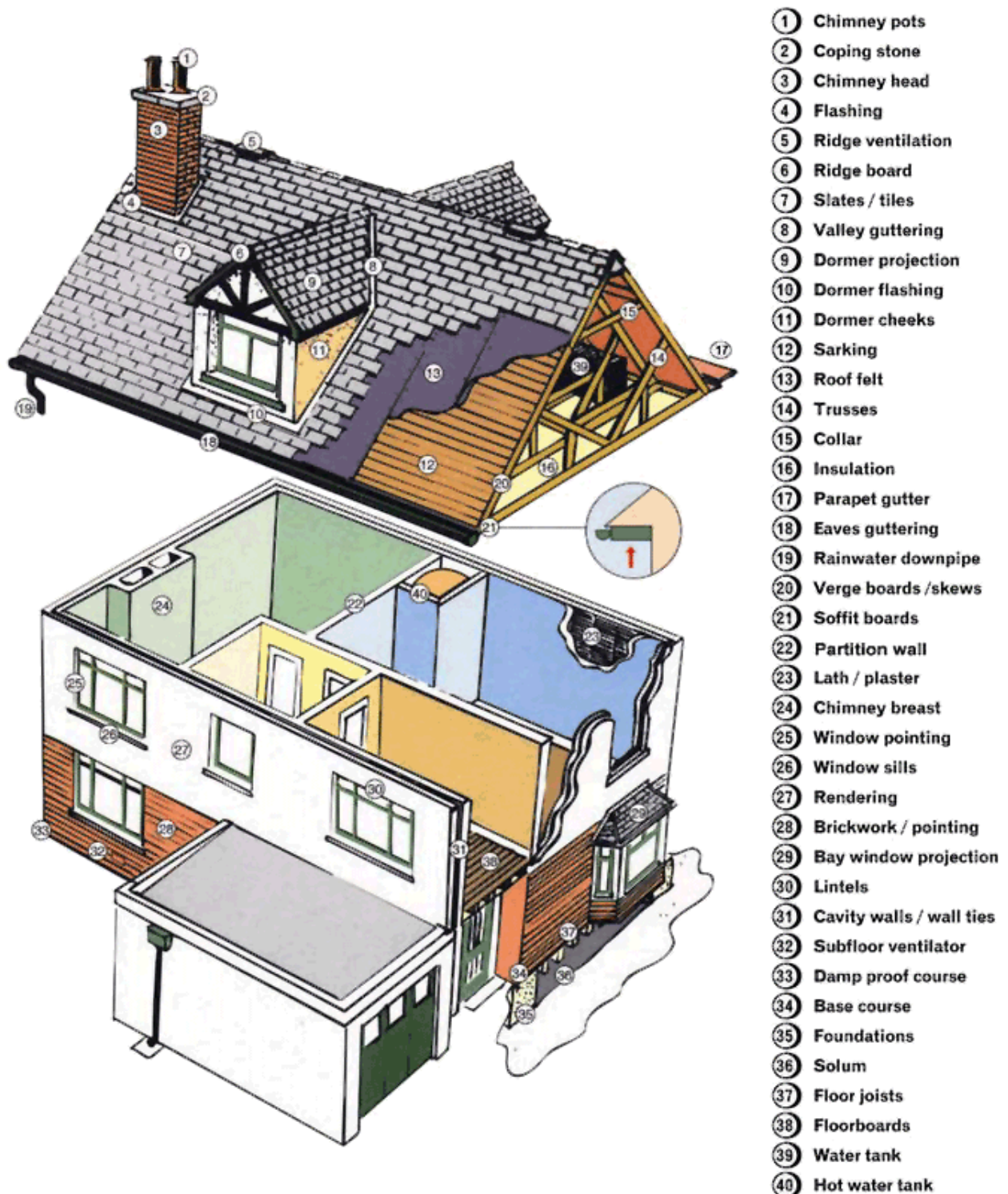
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are operational mains gas fires in the kitchen/dining room and living room.</p> <p>The kitchen/dining room fireplace has a tiled hearth and surround, and a timber mantelpiece; a Radiant gas fire is fitted into the fireplace.</p> <p>The living room fire was renewed in 2025 and is set on a polished stone effect hearth.</p> <p>There is a disconnected mains gas fire in one of the first floor bedrooms; the fireplace has a tiled hearth and surround and a timber mantelpiece.</p>
Internal decorations	<p>Visually inspected.</p> <p>The majority of the internal linings are decorated with either painted paper or painted plaster. The walls of the shower room are tiled.</p>
Cellars	<p>There are no cellars.</p>
Electricity	<p>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.</p> <p>The property is supplied with mains electricity.</p> <p>An underground mains cable is taken to an external box, mounted on a gable wall of the house, in which there is a Smart meter.</p> <p>The Memera 2000 consumer unit is mounted on a bedroom gable wall; it includes the main switch, a residual current device that protects some of the circuits (a switch that trips a circuit under dangerous conditions and disconnects the electricity) and circuit breakers (which switch off a circuit if they detect a fault).</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p>
Gas	<p>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.</p> <p>The property is supplied with mains gas.</p> <p>The gas meter is within an external box, mounted on the rear wall of the house.</p> <p>Mains gas supplies the central heating boiler, two gas fires and the kitchen hob.</p>

Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is supplied with mains water.</p> <p>It is understood that the connection onto the main is at the Invercrynock road. There is a stop-cock chamber on the route of the supply pipe within a lawn near this road.</p> <p>The supply enters the house in the kitchen, where there is an internal stop-cock below the sink. The water system within the house is pressurised off a combination boiler; there is no cold water storage tank.</p> <p>The shower room is accessed off both the living room and the ground floor bedroom. It is fitted with a large laminate and glazed cubicle with a Mira Sport electric shower, a w.c, hand basin and ceiling mechanical extract fan.</p> <p>In the kitchen is a stainless steel sink.</p> <p>The owners advised that a stone well which formerly supplied the property lies a short distance from the east side of the house.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The house is heated by a mains gas central heating system from a Vaillant eco TEC pro 28 boiler, wall mounted in the kitchen and fitted with a balanced flue through the external wall.</p> <p>The heating system is a wet system, via modern panel radiators, controlled by a programmer and room thermostat, both in the hall and by thermostatically controlled valves fitted to the radiators.</p> <p>The hot water is heated directly by the combination boiler.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a plastic septic tank located within the grounds to the rear of the outbuilding, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>

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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 kitchen and living room.
Any additional limits to inspection	The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive. 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	Given the age and type of the building, there is likely to have been past movement to its structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

 Dampness, rot and infestation	
Repair category	1
Notes	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.</p> <p>Some historic staining was noted to a small area of kitchen ceiling, though this area was dry at the inspection.</p> <p>Infestations of historic woodworm were observed in a number of the roof timbers inspected and in the first floor store door. Given the age of the building, it is recommended that the structural timberwork within the house be inspected at a change of ownership by a reputable Timber & Damp Specialist Firm with a view to determining its condition. Thereafter any defects found in respect of possible penetrating dampness, timber decay or active timber infestation should be treated and / or repaired delay, including their cause(s).</p> <p>The timber floor of the ground floor bedroom appeared to be a little uneven and bouncy when stood upon.</p>

 Chimney stacks	
Repair category	2
Notes	From a ground level inspection of the two chimneys, minor defects noted included: (a) to the west gable chimney a section of missing cement haunching and some surface deterioration to the base of one of the pots and (b) to the east gable chimney some minor defects to its pointing.



Roofing including roof space

Repair category	2
Notes	<p>Minor external defects noted included: two missing sections of slate to the front bay windows; a small number of cracked/significantly chipped/loose slates.</p> <p>It was noted that roofing tape has been applied to the lead flashings and slatework below the front bay windows; this should be assessed by a roofing contractor to advise whether any remedial work is required.</p> <p>Historic evidence of wood-worm within some of the roof timbers has been mentioned in the Dampness, rot and infestation section above.</p> <p>Natural slates have a lifespan which is dependent upon the type and quality of the slate. Over the long term slates may deteriorate, their nail fixings may corrode, and the timber sarking boards may deteriorate particularly where exposed to penetrating moisture or condensation. 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 soffits, and roof cement work.</p>



Rainwater fittings

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



Main walls

Repair category	2
Notes	<p>Some cracks were noted through the roughcast, the majority were from window and door openings, there was a vertical crack in the east gable wall near the electricity meter box and at the junction of the rear extension with the main part of the house.</p> <p>The section of pointed stonework on the west gable wall (where a former shop used to abutt) is in poor condition, with open and cracked sections of pointing.</p>



Windows, external doors and joinery

Repair category	2
Notes	<p>No significant defects were noted to the main windows and external door. A selection of window opening casements and the outer and inner external doors were opened and found to operate effectively.</p> <p>Some minor deterioration was noted to the base of the small timber framed scullery window, which is single glazed.</p>



Windows, external doors and joinery

Repair category	2
Notes	<p>Some minor deterioration was found to the base of a timber panel below the living room gable window.</p> <p>The windows are of an age where a degree of ongoing maintenance should be anticipated to their external joinery, sealed units and opening mechanisms.</p>



External decorations

Repair category	1
Notes	<p>The majority of the decoration of the external joinery was found to be satisfactory condition. Some wear was noted to the paintwork of the bay window fascias and soffits.</p>



Conservatories/porches

Repair category	1
Notes	<p>No significant defects were noted to the conservatory.</p> <p>The conservatory roof is clad with polycarbonate sheets; this material has a limited life and has poor thermal efficiency, with high heat loss.</p>



Communal areas

Repair category	-
Notes	None.



Garages and permanent outbuildings

Repair category	2
Notes	<p>The outbuilding is in poor condition. Defects were noted to its stonework pointing, external joinery and roof timberwork. The roof is clad with corrugated asbestos sheets, which are old, undulating and covered with heavy moss. A purchaser will have to consider whether the building is best demolished or repaired.</p> <p>In the event that the asbestos cladding is to be removed from the building and disposed of, given the amount of material involved, the work would best be undertaken by a competent building contractor who holds current asbestos awareness training certificates. The asbestos is likely to require to be bagged or wrapped in plastic sheeting and will then need to be removed to a licenced facility.</p>



Outside areas and boundaries

Repair category	2
Notes	The hedges and wooded strips/areas will require considerable future maintenance. The sitka spruce trees are now mature and whilst they provide shelter, may be prone to future wind damage and hide sun-light to parts of the enclosures - consideration should be given to a phased programme of felling or thinning these strips.



Ceilings

Repair category	1
Notes	Some general hairline cracking was noted to several of the ceilings but no significant defects were evident. The stability of ceilings was not tested.



Internal walls

Repair category	1
Notes	No significant defects were noted to the internal wall linings. The stability of internal walls was not tested.



Floors including sub-floors

Repair category	1
Notes	From a limited inspection that was possible of the floors, no significant defects were noted. A part of the ground floor bedroom floor was uneven and bouncy when stood upon. The timber inspection recommended above in the Dampness, rot and infestation section should include the floor joists and sub-floor.



Internal joinery and kitchen fittings

Repair category	1
Notes	The kitchen fittings were found to be in satisfactory condition, with relatively minor wear and tear markings. No assessment has been made on the condition of the built-in appliances. The condition of skirtings, facings and internal doors were found to be satisfactory condition.



Chimney breasts and fireplaces

Repair category	1
Notes	<p>No significant defects were noted to the fireplaces. No assessment has been made on the condition and operation of the two ground floor gas fires.</p> <p>It should be ensured that all flues, whether in use or not, are regularly checked and swept.</p>



Internal decorations

Repair category	1
Notes	<p>The majority of the internal decoration is relatively old and has suffered some wear and tear.</p>



Cellars

Repair category	-
Notes	<p>None.</p>



Electricity

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



Gas

Repair category	1
Notes	<p>No significant defects were noted to the mains gas appliances.</p> <p>All gas appliances should be checked on an annual basis by a Gas Safe registered contractor.</p>



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The sanitary fittings in the shower room were found to be in good condition.</p>



Heating and hot water

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the central heating system that were inspected.</p> <p>The central heating boiler and system should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation. The owners advised that the boiler was last serviced in April 2026.</p> <p>No assessment has been made on the operation, efficiency and adequacy of the central heating system.</p>



Drainage

Repair category	1
Notes	<p>No problems with the drainage were visible during the inspection.</p> <p>No assessment has been made on the size, capacity, condition and operation of the drainage system.</p> <p>It is likely that the septic 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.</p>

Single Survey

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

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

Category 3

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

Category 2

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

Category 1

No immediate action or repair is needed.

Remember

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

Warning

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

3. Accessibility information

Guidance notes on accessibility information

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

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

Unrestricted parking within 25 metres:

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

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

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.

The conservatory was added in 2004 to replace a former porch; it should be confirmed that this addition did not require planning permission or building warrant approval.

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.

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.

£460,000 (Four Hundred and Sixty 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:

£310,000 (Three Hundred and Ten Thousand Pounds)

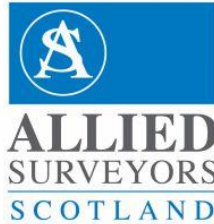
Our valuation has fully taken into account the prevailing market conditions.

Signed	Security Print Code [501800 = 1927] Electronically signed
Report author	David Silcocks
Company name	Allied Surveyors Scotland Ltd

Single Survey

Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	28th April 2026

Mortgage Valuation Report



Property Address

Address Junction Croft, Maryculter, Aberdeen, AB12 5GX
Seller's Name Mrs C Nimmo and Mr R MacGill
Date of Inspection 16th April 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:

At the rear of the house is an outbuilding, which has pointed stone walls and a pitched roof clad with corrugated asbestos. It is divided internally into four parts - garage, stables, byre and barn, each part having a timber lined external door and has a total internal floor area of approximately 72 square metres. The building requires considerable repair.

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
Electricity Mains Private None
Central Heating Yes Partial None

Water Mains Private None
Gas Mains Private None

Brief description of Central Heating:

Mains gas central heating from a wall mounted combi boiler in the kitchen, via a wet radiator system that is controlled by a programmer, a room thermostat and radiator thermostatically controlled valves.

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: (i) a single storey plus attic detached house with small single storey extensions at the front and rear, (ii) an outbuilding and (iii) approximately 18.5 acres of land, of which around 1 acre are the grounds of the house and 17.5 acres are grass enclosures.

The floor areas stated above exclude the floor area of the conservatory, which has an internal floor area of 7 square metres.

Other accommodation within the house referred to above includes a conservatory, scullery and store off the landing.

The property lies on its own in a rural setting. It is adjoined on its west side by the B979 Stonehaven-Peterculter road, on its south side by a minor adopted road to Invercrynoch and on its other two sides by agricultural land.

The property is located approximately 4 miles from Peterculter, a substantial residential suburb of Aberdeen, 8 miles to the north of Stonehaven (population 11,000), which has access onto the A90 and the Aberdeen-Dundee railway line and 10 miles from Aberdeen City Centre.

Given the age and type of the building, there is likely to have been past movement to its structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

Infestations of historic woodworm were observed in a number of the roof timbers inspected and in the first floor store door. Given the age of the building, it is recommended that the structural timberwork within the house be inspected at a change of ownership by a reputable Timber & Damp Specialist Firm with a view to determining its condition. Thereafter any defects found in respect of possible penetrating dampness, timber decay or active timber infestation should be treated and / or repaired delay, including their cause(s).

The conservatory was added in 2004 to replace a former porch; it should be confirmed that this addition did not require planning permission or building warrant approval.

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.

Significant factors which may be relevant to the market value of the property include: located close to Aberdeen and its employment centres; pleasant rural setting, though the house is fairly close to the B979; large 1 acre grounds around the house, which are sheltered and private, though its hedges and trees will require considerable maintenance; small house with an internal floor area of 91 square metres plus the conservatory, 5 habitable rooms and 1 bathroom; fittings include double glazing (relatively old), modern kitchen, shower room and boiler; minimal levels of insulation within the house; outbuilding in poor condition; 18.5 acres of land, including 17.5 acres of grass enclosures offering multi-use options (subject to planning); enclosures bounded by mature spruce strips which will require management in the near future.

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 is likely to bring further uncertainty to the property market caused by the war in the Middle East, which may bring a period of rising prices, cost of living and 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.

It should be noted that some lenders have restrictions on the land area they will accept for mortgage valuations and on property that will be occupied in full or part for business or commercial purposes.

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 [501800 = 1927] 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	28th April 2026