



# Home Report

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**CHARTERED SURVEYORS**

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# Scottish Single Survey



# Single Survey

survey report on:

<b>Property address</b>	7a Duddingston Crescent Edinburgh EH15 3AS
<b>Customer</b>	Executry of Albert Taylor
<b>Customer address</b>	7a Duddingston Crescent Edinburgh EH15 3AS
<b>Prepared by</b>	Shepherd Chartered Surveyors
<b>Date of inspection</b>	04/06/2026



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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 Property<sup>1</sup>.

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 marking 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.

<sup>1</sup> Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct.

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

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

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

## 1.3 LIABILITY

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

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

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

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

## 1.4 GENERIC MORTGAGE VALUATION REPORT

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

## 1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

## 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

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

they assign the same to any other party in writing.

## 1.7 PAYMENT

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

## 1.8 CANCELLATION

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

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

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

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

## 1.9 PRECEDENCE

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

## 1.10 DEFINITIONS

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

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

## PART 2 - DESCRIPTION OF THE REPORT

### 2.1 THE SERVICE

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

### 2.2 THE INSPECTION

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

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

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

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

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

### 2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

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

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

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

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

## 2.4 SERVICES

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

## 2.5 ACCESSIBILITY

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

## 2.6 ENERGY REPORT

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

## 2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use

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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.

<b>Description</b>	The subjects comprise a converted upper villa flat.
<b>Accommodation</b>	Ground Floor: Entrance hall. First Floor: Living room, two bedrooms, kitchen/breakfast room and bathroom.
<b>Gross internal floor area (m<sup>2</sup>)</b>	114m <sup>2</sup> approx.
<b>Neighbourhood and location</b>	The subjects are situated in an established residential area of mixed style properties lying within the Portobello area of Edinburgh and convenient for local shopping, educational and social facilities.
<b>Age</b>	1880 approx with the conversion occurring at some later date.
<b>Weather</b>	Dull with rain showers.
<b>Chimney stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b> Masonry type chimney stacks present.

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<b>Roofing including roof space</b>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof is pitched and slated with flat sections presumed clad with bituminous felt. A skylight is present in the hall.</p>
<b>Rainwater fittings</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>Cast iron gutters and downpipes.</p>
<b>Main walls</b>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The main walls are built of traditional solid stonework pointed externally.</p>
<b>Windows, external doors and joinery</b>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows throughout are of mixed type with both timber single glazed type units and UPVC double glazed type units. The access door to the flat is of a timber variety.</p>
<b>External decorations</b>	<p><b>Visually inspected.</b></p> <p>Painted timber and UPVC finishes.</p>
<b>Conservatories / porches</b>	<p>None.</p>

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<b>Communal areas</b>	None noted.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b> The property benefits from a tandem garage located to the gable elevation. This is of a brick type with a flat roof.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> The property benefits from garden grounds located to the rear elevation. The boundaries are defined by masonry walls, metal fencing and timber fencing. A driveway is present to the front elevation.
<b>Ceilings</b>	<b>Visually inspected from floor level.</b> Plaster finishes noted.
<b>Internal walls</b>	<b>Visually inspected from floor level.</b> <b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b> Plaster finishes noted.
<b>Floors including sub floors</b>	<b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b> The floors throughout are partially floor covered.
<b>Internal joinery and kitchen fittings</b>	<b>Built-in cupboards were looked into but no stored items were moved.</b> <b>Kitchen units were visually inspected excluding appliances.</b> The kitchen fittings are of a dated type. The internal doors, skirtings and facings appear to be of a timber variety.
<b>Chimney breasts and fireplaces</b>	<b>Visually inspected.</b> <b>No testing of the flues or fittings was carried out.</b> The fireplace in the living room has been fitted with a gas fire.
<b>Internal decorations</b>	<b>Visually inspected.</b> Papered and painted throughout.

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Cellars	None.
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>Mains supply.</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>Mains supply.</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>Water is from the mains supply. The plumbing, where seen, is of copper supply pipes and PVC waste pipes, however, it is likely that sections of lead plumbing will be present.</p> <p>The sanitary fittings comprise a four piece suite in the bathroom.</p> <p>A sink is present within the bedroom.</p> <p>A PVC cold water storage tank is present in the roof void area.</p>
Heating and hot water	<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 benefits from a gas fired central heating system with the gas boiler located in the bathroom cupboard. Hot water is via the hot water cylinder located in the bathroom cupboard. A gas fire is present in the living room.</p>

<b>Drainage</b>	<b>Drainage covers etc. were not lifted.</b> <b>Neither drains nor drainage systems were tested.</b> Presumed to main public sewer.
<b>Fire, smoke and burglar alarms</b>	<b>Visually inspected.</b> <b>No tests whatsoever were carried out to the system or appliances.</b> <p>All Scottish homes require 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. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p> <p>There appears to be a burglar alarm which we have presumed is operational.</p>

<p><b>Any additional limits to inspection</b></p>	<p><b>For flats / maisonettes</b></p> <p><b>Only the subject flat and internal communal areas giving access to the flat were inspected.</b></p> <p><b>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</b></p> <p><b>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</b></p> <p>The property was partially floor covered at the time of inspection. No access was gained to any sub floor areas. No access was gained to the areas below/adjacent to the sanitary fittings. Head and shoulders access only gained to the roof void. The roof decks and chimneys were seen from ground floor level only. The gable and rear elevation was seen from limited views only due to the position of the dwelling. The roof and rainwater goods were not monitored under wet weather conditions. At the time of inspection conditions were dry. The services were not tested. The heating system was not tested.</p> <p>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.</p>
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## 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

<b>Repair category</b>	2
<b>Notes</b>	Structural movement was noted to the subject property, in particular, in the form of cracking to the external walls and cracking to the internal walls and ceilings. For the purposes of this report we have presumed this movement is of longstanding and non progressive nature, however, no guarantee can be given within the limitations of a single visual inspection.



### Dampness, rot and infestation

<b>Repair category</b>	2
<b>Notes</b>	Dampness/leakage noted to the walls and ceilings at both ground and first floor level. We would recommend that a timber/damp specialist contractor carry out a thorough inspection of the entire property prior to purchase including the roof void and sub floor areas and thereafter estimates obtained for all necessary remedial works including exposure works.



### Chimney stacks

<b>Repair category</b>	2
<b>Notes</b>	Weathering and distortions noted to the chimney stacks. Remedial works required by a suitable contractor.



## Roofing including roof space

<b>Repair category</b>	2
<b>Notes</b>	<p>Loose and cracked slates noted. The flat roof deck is dated. Daylight was noted within the roof void area. Leakage noted to timbers in the roof void area. Buckets are present within the roof void area. Remedial works are now required and estimates should be obtained from a suitable roofing contractor prior to purchase.</p> <p>It appears that vermin is present in the roof void area and this will require to be attended to.</p> <p>A decorative stone feature to the front projection is missing and will require to be reinstated.</p>



## Rainwater fittings

<b>Repair category</b>	2
<b>Notes</b>	<p>Corroded and defective rainwater goods noted. Remedial works required by a suitable contractor including repairs to adjacent areas if necessary.</p> <p>All rainwater goods should be monitored under wet weather conditions.</p>



## Main walls

<b>Repair category</b>	2
<b>Notes</b>	<p>Weathering and defective stonework and pointing noted. Remedial works required by a suitable contractor.</p>



## Windows, external doors and joinery

<b>Repair category</b>	2
<b>Notes</b>	<p>The timber windows are in extremely poor condition and require a full upgrade by a suitable contractor. Estimates should be obtained prior to purchase.</p>



## External decorations

<b>Repair category</b>	2
<b>Notes</b>	<p>The painted timber finishes are in extremely poor condition and now require a full upgrade by a suitable contractor. Estimates should be obtained prior to purchase.</p>

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## Conservatories/porches

<b>Repair category</b>	N/A
<b>Notes</b>	None.



## Communal areas

<b>Repair category</b>	N/A
<b>Notes</b>	None noted at the time of inspection.



## Garages and permanent outbuildings

<b>Repair category</b>	2
<b>Notes</b>	Leakage noted to the garage roof. Wood boring insect infestation was noted to the garage timbers. Cracking noted to the garage walls. Dampness noted to the garage walls. Timber decay noted to the garage doors and windows. Defective timber lining noted to the garage. Remedial works are required to the garage by a suitable contractor.



## Outside areas and boundaries

<b>Repair category</b>	3
<b>Notes</b>	The boundary walls and fencing are in extremely poor condition and now require a full upgrade by a suitable contractor. The external timber gate requires a full upgrade. The trees within the garden will require to be maintained.



## Ceilings

<b>Repair category</b>	2
<b>Notes</b>	Plaster defects noted. Remedial works are now required by a suitable contractor. Estimates should be obtained prior to purchase.



## Internal walls

<b>Repair category</b>	2
<b>Notes</b>	Plaster defects noted. Remedial works are now required by a suitable contractor. Estimates should be obtained prior to purchase.

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## Floors including sub-floors

<b>Repair category</b>	2
<b>Notes</b>	Defective flooring noted. Remedial works are now required by a suitable contractor.



## Internal joinery and kitchen fittings

<b>Repair category</b>	2
<b>Notes</b>	The kitchen fittings require a full upgrade. The internal doors, skirtings and facings require a full upgrade. We would recommend safety glass be installed to the internal areas where not already present.



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	Prior to use any fireplace, flue or chimney should be checked and made good by a suitable contractor.



## Internal decorations

<b>Repair category</b>	2
<b>Notes</b>	The internal decoration is in extremely poor condition and now requires a full upgrade and estimates should be obtained from a suitable contractor.



## Cellars

<b>Repair category</b>	N/A
<b>Notes</b>	None.



## Electricity

<b>Repair category</b>	2
<b>Notes</b>	The electrical wiring system is defective and now requires to be checked and upgraded by a suitable contractor. No tests were carried out by this firm. Estimates should be obtained prior to purchase.

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## Gas

<b>Repair category</b>	1
<b>Notes</b>	We presume the gas supply is free of defects, however, the system has not been tested.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	2
<b>Notes</b>	The sanitary fittings are in poor condition and require a full upgrade. The sealants are defective around the sanitary fittings and require a full upgrade and a precautionary check of the areas below/adjacent to the sanitary fittings is always recommended prior to purchase as these areas are prone to leakage. We would recommend that any sections of lead plumbing be replaced using conventional materials.



## Heating and hot water

<b>Repair category</b>	2
<b>Notes</b>	<p>The gas boiler, gas fire and hot water cylinder are dated as such recommend they be checked and upgraded by a suitable contractor.</p> <p>Sections of asbestos type material were noted within the bathroom cupboard. We would recommend that all sections asbestos be removed from the subject property by a suitable contractor and estimates should be obtained prior to purchase.</p> <p>A number of the radiators are not properly secured to the walls.</p>



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	<p>A precautionary check the drainage system is recommended prior to purchase.</p> <p>No tests were carried out by this firm.</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	2
Dampness, rot and infestation	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	3
Ceilings	2
Internal walls	2
Floors including sub-floors	2
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	1
Internal decorations	2
Cellars	N/A
Electricity	2
Gas	1
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	1

## Category 3

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

## Category 2

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

## Category 1

No immediate action or repair is needed.

### Remember

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

### Warning

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

## 3. Accessibility information

### Guidance notes on accessibility information

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

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

*Unrestricted parking within 25 metres:*

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

1. Which floor(s) is the living accommodation on?	First			
2. Are there three steps or fewer to a main entrance door of the property?	Yes	<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 type="checkbox"/>	No	<input checked="" 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

It is presumed all documentation is available for the conversion works to form the present accommodation and for the installation of replacement windows and erection of the garage.

Where areas of maintenance, defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialists or contractors advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

### Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £700,000 (Seven Hundred Thousand Pounds Sterling).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

### Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £330,000 (Three Hundred and Thirty Thousand Pounds Sterling).

Market conditions are steady at the present time.

<b>Signed</b>	<i>Darren Lewis</i> Electronically signed :- 08/06/2026 13:33
<b>Report author</b>	Darren Lewis
<b>Company name</b>	J & E Shepherd Chartered Surveyors
<b>Address</b>	12 Atholl Crescent Edinburgh EH3 8HA
<b>Date of report</b>	04/06/2026

# Mortgage Valuation Report



## Property Address

Address 7a Duddingston Crescent, Edinburgh, EH15 3AS  
Seller's Name Executry of Albert Taylor  
Date of Inspection 04/06/2026

## Property Details

Property Type  House  Bungalow  Purpose built maisonette  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  Other

## 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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

None.

# Mortgage Valuation Report

## Construction

Walls  Brick  Stone  Concrete  Timber frame  Other (specify in General Remarks)  
Roof  Tile  Slate  Asphalt  Felt  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 Connections

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 and any non mains services:

Gas fired with steel 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  
 Ill-defined boundaries  Agricultural land included with property  Other (specify in General Remarks)

## Location

Residential suburb  Residential within town / city  Mixed residential / commercial  Shared service connections  
 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

At the time of inspection the property was found to be in extremely poor condition and requires a full upgrade and the following observations were made:-

1. It is presumed all documentation is available for the conversion works to form the present accommodation and for the installation of replacement windows and erection of the garage.
2. Repairs are required to the external fabric in particular, the main walls, roof, chimneys and rainwater goods. Estimates should be obtained from suitable contractor in respect of these matters prior to purchase.
3. The windows require a full upgrade.
4. The electrical wiring system requires a full upgrade.
5. A full upgrade of the internal fabric is required.
6. Dampness/leakage noted to the walls and ceilings at both ground and first floor level. We would recommend that a timber/damp specialist contractor carry out a thorough inspection of the entire property prior to purchase including the roof void and sub floor areas and thereafter estimates obtained for all necessary remedial works including exposure works.
7. Structural movement was noted to the subject property in particular, in the form of cracking to the rear external walls and cracking to the internal walls and ceilings. For the purposes of this report we have presumed this movement is of longstanding and non progressive nature, however, no guarantees can be given within the limitations of a single visual inspection.
8. The garage requires a full upgrade.

The roof is pitched and slated with flat sections presumed clad with bituminous felt

## Essential Repairs

The boundary walls and fencing are in extremely poor condition and now require a full upgrade by a suitable contractor.

Estimated cost of essential repairs

Retention recommended?  Yes  No

Retention amount

## Comment on Mortgageability

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any mortgage provider.

## Valuation

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

# Mortgage Valuation Report

## Declaration

Signed	<i>Darren Lewis</i> Electronically signed :- 08/06/2026 13:33
Surveyor's name	Darren Lewis
Professional qualifications	BSc, MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	12 Atholl Crescent, Edinburgh, EH3 8HA
Telephone	0131 225 1234
Email Address	edinburghadminresi@shepherd.co.uk
Date of Inspection	04/06/2026



**Energy  
Performance  
Certificate**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

7A DUDDINGSTON CRESCENT, MAGDALENE, EDINBURGH, EH15 3AS

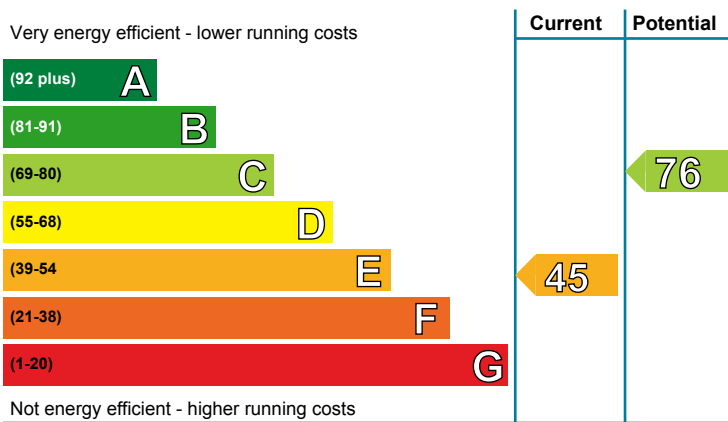
<b>Dwelling type:</b>	Ground-floor maisonette	<b>Reference number:</b>	0676-1019-9206-8596-4204
<b>Date of assessment:</b>	03 June 2026	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	04 June 2026	<b>Approved Organisation:</b>	Elmhurst
<b>Total floor area:</b>	114 m <sup>2</sup>	<b>Main heating and fuel:</b>	Boiler and radiators, mains gas
<b>Primary Energy Indicator:</b>	394 kWh/m <sup>2</sup> /year		

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£9,576</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£5,469</b>	

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

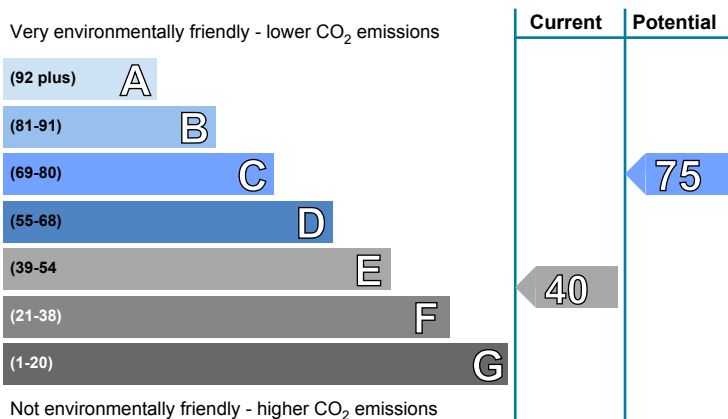


## Energy Efficiency Rating

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

Your current rating is **band E (45)**. The average rating for EPCs in Scotland is **band D (61)**.

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



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (40)**

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 Increase loft insulation to 270 mm	£900 - £1,200	£2145.00
2 Flat roof or sloping ceiling insulation	£900 - £1,200	£312.00
3 Internal wall insulation	£7,500 - £11,000	£1293.00

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](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**

## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation	★☆☆☆☆	★☆☆☆☆
Floor	(another dwelling below)	—	—
Windows	Some double glazing	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	—	—
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Below average lighting efficiency	★☆☆☆☆	★☆☆☆☆

## The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> 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 72 kg CO<sub>2</sub>/m<sup>2</sup>/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 8.2 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 4.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


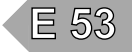














## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£7,971 over 3 years	£3,096 over 3 years	
Hot water	£897 over 3 years	£777 over 3 years	
Lighting	£708 over 3 years	£234 over 3 years	
<b>Totals</b>	<b>£9,576</b>	<b>£4,107</b>	

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 Increase loft insulation to 270 mm	£900 - £1,200	£715		
2 Flat roof or sloping ceiling insulation	£900 - £1,200	£104		
3 Internal wall insulation	£7,500 - £11,000	£431		
4 Floor insulation (suspended floor)	£5,000 - £10,000	£69		
5 Draughtproofing	£150 - £250	£90		
6 Low energy lighting for all fixed outlets	£240 - £280	£134		
7 Replace boiler with new condensing boiler	£2,200 - £3,500	£177		
8 Replace single glazed windows with low-E double glazed windows	£4,500 - £6,000	£103		

### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Micro CHP

## 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](http://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 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 Flat roof or sloping ceiling insulation

Insulating a flat roof or sloping ceiling will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation can be placed on top of the roof under the waterproof membrane and should particularly be considered when the waterproofing needs to be replaced. Further information about roof insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

### 3 Internal wall insulation

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

### 4 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](http://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.

### 5 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

### 6 Low energy lighting

Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (<http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting>).

### 7 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

## 8 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	27,033.77	N/A	N/A	N/A
Water heating (kWh per year)	3,071.97			

## Addendum

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

## About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](http://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](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Darren Lewis
Assessor membership number:	EES/016141
Company name/trading name:	J & E Shepherd
Address:	12 Atholl Crescent Edinburgh EH3 8HA
Phone number:	0131 225 1234
Email address:	<a href="mailto:edinburgh@shepherd.co.uk">edinburgh@shepherd.co.uk</a>
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](http://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](http://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 questionnaire

<b>Property address</b>	<b>7a Duddingston Crescent Edinburgh EH15 3AS</b>
<b>Seller(s)</b>	<b>Executry of Albert Taylor</b>
<b>Completion date of property questionnaire</b>	<b>08/06/2026</b>

# property questionnaire

## Note for sellers

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.
- If anything changes after you fill in this questionnaire but before the date of entry for the sale of your house, tell your solicitor or estate agent immediately.

## Information to be given to prospective buyer(s)

1.	<b>Length of ownership</b>
	How long have you owned the property?
2.	<b>Council tax</b>
	Which Council Tax band is your property in?
3.	<b>Parking</b>
	<p>What are the arrangements for parking at your property? (Please tick all that apply)</p> <ul style="list-style-type: none"><li>• Garage <input type="checkbox"/></li><li>• Allocated parking space <input type="checkbox"/></li><li>• Driveway <input type="checkbox"/></li><li>• Shared parking <input type="checkbox"/></li><li>• On street <input type="checkbox"/></li><li>• Resident permit <input type="checkbox"/></li><li>• Metered Parking <input type="checkbox"/></li><li>• Other (please specify): <input type="text"/></li></ul>
4.	<b>Conservation area</b>
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?

# property questionnaire

5.	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	
6.	<b>Alterations/additions/extensions</b>	
a.	<p><b>(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)?</b></p> <p><b><u>If you have answered yes</u>, please describe below the changes which you have made:</b></p>	
	<p><b>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</b></p> <p><b><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</b></p> <p><b>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:</b></p>	
b.	<p><b>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</b></p> <p><b><u>If you have answered yes</u>, please answer the three questions below:</b></p>	
	<b>(i) Were the replacements the same shape and type as the ones you replaced?</b>	
	<b>(ii) Did this work involve any changes to the window or door openings?</b>	
	<p><b>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</b></p> <p><b>Please give any guarantees which you received for this work to your solicitor or estate agent.</b></p>	
7.	<b>Central heating</b>	
a.	<p><b>Is there a central heating system in your property?</b>  <b>(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).</b></p> <p><b><u>If you have answered yes or partial</u> – what kind of central heating is there?</b>  <b>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).</b></p>	

# property questionnaire

	<b><u>If you have answered yes</u>, please answer the three questions below:</b>		
	i) When was your central heating system or partial central heating system installed?		
	(ii) Do you have a maintenance contract for the central heating system? <b><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</b>		
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).		
<b>8.</b>	<b>Energy Performance Certificate</b>		
	Does your property have an Energy Performance Certificate which is less than 10 years old?		
<b>9.</b>	<b>Issues that may have affected your property</b>		
<b>a.</b>	Has there been any storm, flood, fire or other structural damage to the property while you have owned it? <b><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</b>		
<b>b.</b>	Are you aware of the existence of asbestos in your property? <b><u>If you have answered yes</u>, please give details:</b>		
<b>10.</b>	<b>Services</b>		
<b>a.</b>	Please tick which services are connected to your property and give details of the supplier:		
	<b>Services</b>	<b>Connected</b>	<b>Supplier</b>
	Gas or liquid petroleum gas		
	Water mains or private water supply		
	Electricity		
	Mains drainage		
	Telephone		
	Cable TV or satellite		

# property questionnaire

	<b>Broadband</b>		
<b>b.</b>	<p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p>		
	<p>(i) Do you have appropriate consents for the discharge from your septic tank?</p>		
	<p>(ii) Do you have a maintenance contract for your septic tank?</p> <p><u>If have answered yes</u>, details of the company with which you have a maintenance contract:</p>		
<b>11.</b>	<b>Responsibilities for shared or common areas</b>		
<b>a.</b>	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>		
<b>b.</b>	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>		
<b>c.</b>	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>		
<b>d.</b>	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>		
<b>e.</b>	<p>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?</p> <p><u>If you have answered yes</u>, please give details:</p>		
<b>f.</b>	<p>As far as you are aware, is there a public right of way across any part of your property? (public right of way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>		
<b>12.</b>	<b>Charges associated with the property</b>		
<b>a.</b>	<p>Is there a factor or property manager for your property?</p>		

# property questionnaire

	<p><b><u>If you have answered yes</u>, please provide the name and address, and give details of any deposit held and approximate charges:</b></p>	
b.	<p><b>Is there a common buildings insurance policy?</b></p> <p><b><u>If you have answered yes</u>, is the cost of the insurance included in monthly/annual factor's charges?</b></p>	
c.	<p><b>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</b></p>	
<b>13.</b>	<b>Specialist work</b>	
a.	<p><b>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?</b></p> <p><b><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.</b></p>	
b.	<p><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?</b></p> <p><b><u>If you have answered yes</u>, please give details:</b></p>	
c.	<p><b><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</b></p> <p><b><u>If you have answered yes</u>, 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 <u>please write below who has these documents</u> 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.</b></p> <p><b>Guarantees are held by:</b></p>	
<b>14.</b>	<b>Guarantees</b>	
a.	<b>Are there any guarantees or warranties for any of the following?</b>	
	<b>(i) Electrical work</b>	
	<b>(ii) Roofing</b>	
	<b>(iii) Central heating</b>	
	<b>(iv) National House Building Council (NHBC)</b>	
	<b>(v) Damp course</b>	
	<b>(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)</b>	

# property questionnaire

b.	<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></b>	
c.	<b>Are there any outstanding claims under any of the guarantees listed above?<u>If you have answered yes, please give details:</u></b>	
15.	<b>Boundaries</b>	
	<b>So far as you are aware, has any boundary of your property been moved in the last 10 years?</b>  <b><u>If you have answered yes, please give details:</u></b>	
16.	<b>Notices that affect your property</b>	
	<b>In the past three years have you ever received a notice:</b>	
a.	<b>advising that the owner of a neighbouring property has made a planning application?</b>	
b.	<b>that affects your property in some other way?</b>	
c.	<b>that requires you to do any maintenance, repairs or improvements to your property?</b>	
	<b><u>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 purchaser of your property.</u></b>	

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

**This PQ could not be completed, the vendor is absentee and does not hold any information on the history of the property and has never stayed in the subject property**

**Name(s):** Leeona and Hilery Dorrian

**Date:** 08/06/2026



# Appendices



# VALENTINE PROPERTY SERVICES LTD.

SPECIALISTS IN WOODWORM, DRY ROT AND DAMPNESS CONTROL  
AND GENERAL BUILDING SERVICES



Registered Office:  
37 TOWER STREET  
EDINBURGH EH6 7BN

Telephone: 0131 - 553 7858  
Fax: 0131 - 554 4674

Our Ref : SL/SW/2/13777

8<sup>th</sup> June 2026

Drummond Miller LLP  
Glenorchy House  
20 Union Street  
Edinburgh  
EH1 3LR

**For the attention of Mr R Cran**

Dear Sir

**RE : 7a DUDDINGSTON CRESCENT EDINBURGH**

Thank you for your instructions to carry out a Damp survey of the above property and following our inspection on Friday 5<sup>th</sup> June 2026 confirmation of our findings together with recommendations are as follows.

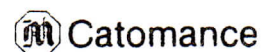
## DAMP READINGS FIRST FLOOR

Using our moisture meter we tested various surfaces throughout the first floor of the property where we recorded elevated readings, in and around the skylight on the top floor landing. We believe there is some form of water ingress occurring from the roofing fabric and we would therefore recommend a Roofing Contractor be instructed to inspect and source the water ingress and repair as necessary. Once such repairs have been carried out, a minor decorative or plaster repair would be required in line with the refurbishment of the property.

## GROUND FLOOR

The ground floor consists of an entrance area where on testing the walls low readings were recorded. Evidence of decay however was noted to be affecting the flooring within the entrance hall area, and we would therefore recommend the following remedial repairs.

1. Allow for uplifting the entire entrance hall floor (support gas meter during works).
2. On completion of uplifting of floor allow for repairs to two number joists (if is difficult to ascertain the extent of the decay however we are basing this on the decay being in the corner of the floor).
3. Splice on new pre-treated section to repair the joists.
4. On completion of repairs carry out treatments to all exposed timbers within the area.



APPROVED CONTRACTORS

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VAT Registration No. 446 5793 12

Directors: Derek Aitken  
Stuart Laing

5. On completion of treatments allow for the supply and laying of new timber T & G flooring over the entire entrance hall area.
6. Bag up all debris and remove from site for safe disposal.

Our quotation for carrying out the recommended remedial repairs and treatments is attached and on receipt of your acceptance arrangements will be made to commence the work as soon as possible.

The areas detailed above are the extent of the damage at the time of our inspection. Should we find that on opening up that further works are required then an additional quotation will be sent for your approval.

Please note that regarding the survey of the building, this is a non-invasive survey and therefore areas which are inaccessible we cannot comment on and therefore are not liable for any issues regarding sections which were inaccessible during our visit. These include lack of access to sub-floor areas, beneath floor coverings i.e. carpets and vinyl, behind dry lining, behind any wall paneling or bath paneling, behind kitchen units and behind tiling. Our survey consists of testing using an electronic moisture meter device to all accessible surfaces and also a visual inspection.

A normal supply of electricity and water must be available at all times on site for Our Technician's use.

Please note that we realise that the bulk of our work is fairly disruptive, but we shall endeavour to keep the disruption and inconvenience to a minimum. However, in order to reduce any inconvenience, we would recommend the removal of all furniture, soft furnishing, carpets etc from the immediate working areas prior to the works commencing. We shall not be held responsible for any loss or damage to items of furniture or personal belongings remaining in the immediate working areas.

Please note that should these works be subject to an insurance claim, we stress that our contract is with you and not the Insurance Company. Whilst we will assist you in your claim, under no circumstances are we prepared to wait until the Insurance Company settles your claim. In all cases our account should be settled within fourteen days as stipulated in our Terms and Conditions.

We enclose our invoice in relation to this inspection.

We trust that this is satisfactory however should you have any queries then please do not hesitate to contact us.

Yours faithfully



**STUART LAING**  
For Valentine Property Services Limited

# VALENTINE PROPERTY SERVICES LTD.

SPECIALISTS IN WOODWORM, DRY ROT AND DAMPNESS CONTROL  
AND GENERAL BUILDING SERVICES



37 TOWER STREET  
EDINBURGH EH6 7BN

Telephone: 0131 - 553 7858  
Fax: 0131 - 554 4674

Our Ref : SL/SW/2/13777

8<sup>th</sup> June 2026

Drummond Miller LLP  
Glenorchy House  
20 Union Street  
Edinburgh  
EH1 3LR

## QUOTATION

For the attention of Mr R Cran

RE : 7a DUDDINGSTON CRESCENT EDINBURGH

For carrying out remedial repairs and treatments to the rot affected area as detailed in our report dated 8<sup>th</sup> June 2026...

£2,922 (Plus VAT at standard rate)

Two thousand, nine hundred and twenty two pounds

PSL

STUART LAING  
For Valentine Property Services Limited

Subject to the terms and conditions overleaf we will carry out remedial work and chemical treatment as above and as detailed in our attached Report and Schedule under the heading "Our Operatives".

To accept this Quotation please sign and return the attached Acceptance of Estimate Form.



APPROVED CONTRACTORS

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VAT Registration No. 446 5793 12

Directors: Derek Aitken  
Stuart Laing

## TERMS AND CONDITIONS

1. This quotation shall only be binding upon the Company if accepted in writing within a period of 28 days from the date of issue.
2. The quotation exclusive of Value Added Tax which will be charged where applicable, at the appropriate rate.
3. The quotation is based on the report number quoted and refers only to the work detailed in such area as recommended in that report.
4. The Company shall be entitled at its discretion to alter or vary the specified materials or method of carrying out the work in whole or in part without increase in price to the client in the event of any such alteration or variation resulting in a substantial reduction in the cost of the work the Company will at its discretion make such allowance, if any, to the client as the company shall consider fair and reasonable.
5. Whilst the Company shall make every endeavour to start and complete the work by the dates indicated, it shall not be held responsible for any delays.
6. Payment is due nett on completion of the work, or if the work is done in stages, payment for any stage is due on completion of that stage of the work.
7. During the course of the contract the Company reserves the right to demand interim payments for work done. Failure to pay within seven days will result in withdrawal of labour until payment is received.
8. Except where occasioned by the negligence of the Company or its servants, the Company accepts no liability for loss, damage or injury, whether arising during or as a result of the work to the premises to be treated or any adjoining premises, or to any persons, or to any animal or plant life therein, or for any nuisance caused to the Owners or Occupiers of any such premises, and the client shall release and indemnify the Company from and against all claims by any person arising from such loss, damage or injury to the client for and the client will indemnify the Company against claims by any person for:-
  - (i) Damage to interior decoration and paint. Whilst the Company shall use its best endeavours to avoid any such damage there is always the risk of discolouration of ceilings, and particularly polystyrene tiles fixed to ceilings etc., arising through the treatment of ceiling joists. Redecoration should not be attempted until the preservation has dried thoroughly.
  - (ii) Collapse of insecure brickwork, stonework, cementwork, plasterwork, woodwork, etc., during or as the result of the Company's work. If after commencement of work unforeseen difficulties arise due to the collapse of insecure work or to irregular bonding thereof or any other cause the additional unforeseen work found to be necessary will be charged extra.
  - (iii) Damage arising as a result of the client's having:
    - (a) failed to remove from the premises any liquids or foodstuffs liable to contamination during the course of treatment.
    - (b) replaced carpets or floor coverings before the solvent has evaporated.
    - (c) layed 'vinyl' floor coverings on floors that have been treated, the client is advised not to lay such coverings without first obtaining the floor covering manufacturer's recommendations.
9. When chemical treatment is being carried out in any building which involves the use of any organic solvent material the electrical supply to the area being treated shall be switched off by the client in the interest of safety during treatment and for 48 hours after the conclusion thereof. Naked flames should not be permitted for the same period. However the client is required to provide a main electricity supply, free of charge, for lighting and power purposes.
10. On completion of the work and on payment of our account the Company shall issue a guarantee against re-infestation by the insects or fungi or the recurrence of rising damp as detailed in the areas treated in the Company's usual form a copy of which will be supplied on request. This guarantee is issued subject to the property being kept in a wind and water-tight condition with all water supply and waste disposal fittings being maintained in good condition.
11. The balance of our invoice to be paid in full within 14 days from date of invoice. If payment in full is not made the outstanding balance will be charged interest at 3% above bank base rate.

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8<sup>th</sup> June 2026

Drummond Miller LLP  
Glenorchy House  
20 Union Street  
Edinburgh  
EH1 3LR

## ACCEPTANCE OF QUOTATION

For the attention of Mr R Cran

RE : 7a DUDDINGSTON CRESCENT EDINBURGH

For carrying out remedial repairs and treatments to the rot affected area as detailed in our report dated 8<sup>th</sup> June 2026...

£2,922 (Plus VAT at standard rate)

Two thousand, nine hundred and twenty two pounds

Dear Sirs

I/we accept your Quotation in accordance with the terms and conditions

I/we should like the work to commence on \_\_\_\_\_

Signed \_\_\_\_\_ Dated \_\_\_\_\_



APPROVED CONTRACTORS

Registered in Scotland: Company No. SC234451  
VAT Registration No. 446 5793 12

Directors: Derek Aitken  
Stuart Laing



Acquisitions  
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Executory Valuation  
Expert Witness Reports

Home Reports  
Housing Development Services  
Insurance Reinstatement  
Valuations (RCAs)  
Land & Property Auctions  
Lease Advisory  
Level Two Survey & Valuation Report  
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Statutory Consents  
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