YOUR ONESURVEY HOME REPORT

ADDRESS

34 Millbank Cupar KY15 5DP

INSPECTION CARRIED OUT BY:

PREPARED FOR

Callum Lundie

SELLING AGENT:



HOME REPORT GENERATED BY:





Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	St Andrews - Allied Surveyors Scotland Ltd	23/06/2025
Mortgage Certificate	Final	St Andrews - Allied Surveyors Scotland Ltd	23/06/2025
Property Questionnaire	Final	Mr. Callum Lundie	
EPC	FileUploaded	St Andrews - Allied Surveyors Scotland Ltd	23/06/2025

Important Notice:

This report has been prepared for the purposes and use of the person named on the report. In order to ensure that you have sight of a current and up to date copy of the Home Report it is **essential** that you log onto www.onesurvey.org (free of charge) to download a copy personalised in your own name. This enables both Onesurvey and the Surveyor to verify that you have indeed had sight of the appropriate copy of the Home Report prior to your purchasing decision. This personalised report can then be presented to your legal and financial advisers to aid in the completion of your transaction. **Failure to obtain a personalised copy may prevent the surveyor having any legal liability to you as they will be unable to determine that you have relied on this report prior to making an offer to purchase.**

Neither the whole, nor any part of this report may be included in any published document, circular or statement, nor published in any way without the consent of Onesurvey Ltd. Only the appointed Chartered Surveyor can utilise the information contained herein for the purposes of providing a transcription report for mortgage/loan purposes.



SINGLE Survey

A report on the condition of the property, with categories being rated from 1 to 3.



Single Survey

Survey report on:

J4911
Mr. Callum Lundie
34 Millbank
Cupar
KY15 5DP

Date of Inspection	23/06/2025

Prepared by	Nigel Forrest, MRICS
	St Andrews - Allied Surveyors Scotland Ltd

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property. ¹

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

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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.

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

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.

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for

expenses reasonably incurred and any fee due in light of the final paragraph of this section.

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

1.9 PRECEDENCE

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

1.10 **DEFINITIONS**

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

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

- 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.

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

- *There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- *There are no particularly troublesome or unusual legal restrictions;
- *There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	The subjects comprise a detached villa with integral garage and garden ground.
Accommodation	GROUND FLOOR: Entrance Vestibule, Main Hall, Living Room, Dining Room, Kitchen, Shower Room, Stairs to Lounge with Conservatory off. FIRST FLOOR: Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and Bathroom.
Gross internal floor area (m2)	215m2 or thereby.
Neighbourhood and location	The subjects are located on the edge of the centre of Cupar, in a primarily residential area, where surrounding properties are of similar character to that under report.
Age	Built circa 1960.
Weather	The weather was fair and dry at the time of inspection.
Chimney stacks	Not applicable.

space	The roof is timber framed, pitched and tiled with PVC verges. We understand the roof was renewed in 2019. The roof has 20 Photovoltaic Panels fitted (6kw). Access to the roof space was gained via a trap hatch in a bedroom ceiling. A pull down ladder and light was provided. The roof is space is partly floored, and there was a thick layer of insulation between/over the joists. The roof space also houses the central heating boiler. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in
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	is not always possible for surveyors to identify this likelihood in
	good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.
Rainwater fittings	The rainwater fittings are of PVC with some areas of metal flashing.
	Visually inspected with the aid of binoculars where required.
	The main walls are of cavity brick, roughcasted with the benefit of cavity wall insulation having been installed.
	Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
1 '	The front and rear doors are of composite materials.
	Windows are fitted with PVC double glazed units. We understand these were installed in 2023.
	There is a timber fascia and paneling.
	Internal and external doors were opened and closed where keys were available.
	Random windows were opened and closed where possible.
	Doors and windows were not forced open.
	The various external components have a paint finish. <i>Visually inspected.</i>
	There is a PVC conservatory under a polycarbonate roof. <i>Visually inspected.</i>

Communal areas	Not applicable.
Garages and permanent outbuildings	There is a single integral garage with an up and over electrically operated door. There is also a timber pedestrian door and flooring is of concrete.
	The garage also houses the Photovoltaic Panel convertor and 14kw of battery storage.
	Visually inspected.
Outside areas and boundaries	The subjects enjoy an area of garden ground surrounding the property, with boundaries being of brick/block wall with some timber fencing.
	Visually inspected.
Ceilings	Ceilings are of plasterboard throughout, with some areas being timber clad. Some ceilings have spotlights fitted.
	Visually inspected from floor level.
Internal walls	Internal walls are mainly plastered on the hard, with dry-lined with plasterboard, and some areas are tiled/wet wall materials.
	Visually inspected from floor level.
	Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
Floors including sub floors	Flooring is of suspended timber construction, overlaid with fitted floor coverings.
	No inspection was possible to any sub-floor area.
	Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
	Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.
	Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.
Internal joinery and kitchen fittings	Modern doors have been fitted. Kitchen is reasonable with units, work surfaces and a Range cooker.
	Built-in cupboards were looked into but no stored items were moved.
	Kitchen units were visually inspected excluding appliances.
Chimney breasts and	There is a feature fireplace in the living room.
fireplaces	Visually inspected. No testing of the flues or fittings was carried out.

Internal decorations	Walls and ceilings are mainly painted. Joinery has a mainly varnish finish. <i>Visually inspected.</i>
Cellars	Not applicable.
Electricity	 Mains supply, with the meter and fusebox located in a hall cupboard. 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.
Gas	 Mains supply, with the meter located in the garage. 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.
Water, plumbing and bathroom fittings	 Mains supply, with the plumbing system where seen, being of modern materials. Sanitary fittings comprise a downstairs shower room with shower cubicle, wc and wash hand basin, a main bathroom with bath, shower cucbicle, wc and wash hand basin and an en-suite shower room with shower cubicle, wc and wash hand basin. These are modern fitments. <i>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</i> No tests whatsoever were carried out to the system or appliances. Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.
Heating and hot water	 Heating and hot water is provided by a wall mounted gas fired Greenstar 42 classic erp boiler, located in the attic. Heating is distributed via radiators with TRV's fitted. There is also a room thermostat in the hall. Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.
Drainage	Drainage is connected to the main sewer. Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.

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Fire, smoke and burglar	Fire and smoke alarms fitted.
alarms	Visually inspected.
	No test whatsoever were carried out to any systems or appliances.
	There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring 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 requires 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 etc. a carbon monoxide detector is also required.
	The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022.
	We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.
Any additional limits to inspection	At time of inspection the property was fully furnished with fitted floor coverings throughout. No inspection was possible to any sub-floor area.
	It should be appreciated that further defects can arise after the date of our inspection.
	Head and shoulders inspection was carried out to the roof space only.
	External inspection was carried out from ground level.
	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.



- 38 Floorboards
- (39) Water tank
- (40) Hot water tank

2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the above 3 categories:

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

Structural movemen	t
Repair category:	
Notes:	From our single inspection, there was no evidence of any significant structural movement affecting the property.

Dampness, rot and infestation	
Repair category:	
Notes:	Where access was gained no sign of any dampness, rot or infestation was noted to accessible areas.

Chimney stacks	
Repair category:	
Notes:	Not applicable.

Roofing including roof space	
Repair category:	
Notes:	The roof has been recently renewed, and we understand documentation/paperwork will be available.
	There is a thick layer of insulation within the roof space.
	Photovoltaic Panels have been fitted, and it should be confirmed that the contract can be transferred with the sale of the property.

Category 3	Category 2	Category 1
to other parts of the property or cause a safety	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

Rainwater fittings	
Repair category:	
Notes:	The Rainwater fittings showed no sign of leakage at time of inspection, but should be monitored during adverse weather.

Main walls	
Repair category:	
Notes:	The main walls are generally in an order consistent with age and type. However, there was a hairline crack to the roughcast, which should be attended too, to avoid any furtherance.

Windows, external doors and joinery	
Repair category:	
Notes:	Windows and doors have recently been renewed.

External decorations	
Repair category:	
Notes:	External decoration is reasonable.

Conservatories / porches	
Repair category:	
Notes:	The conservatory appears adequately maintained.

Communal areas	
Repair category:	
Notes:	Not applicable.

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.

Garages and permanent outbuildings	
Repair category:	
Notes:	The garage appears adequately maintained.

Outside areas and boundaries	
Repair category:	1
Notes:	The garden ground is reasonably well maintained. Your Legal Advisor should confirm exact boundaries and liabilities for any shared/common areas serving the subject property.

Ceilings	
Repair category:	
Notes:	Ceilings finishes are generally in an order consistent with age and type.
	Some ceilings are timber clad.

Internal walls	
Repair category:	
Notes:	Internal walls finishes were found to be generally satisfactory and in an order consistent with a property of this age and type.

Floors including sub-floors	
Repair category:	
Notes:	Where access was gained the flooring was found to be hard and free from significant defects.
	No inspection was possible to sub-floor areas.

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.

Internal joinery and kitchen fittings	
Repair category:	
Notes:	Internal joinery is in keeping with a property of this type and age. Kitchen fittings are reasonable.

Chimney breasts and fireplaces	
Repair category:	
Notes:	Feature fireplace only.

Internal decorations	
Repair category:	
Notes:	Decoration is reasonable throughout.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	The Electrical Installation appears relatively modern with modern consumer unit.
	There is also Photovoltaic Panels which fit into the RHI payment. The two battery storage of 14kw are located in the garage cupboard. There is also a car charger, which we understands runs off the Photovoltaic Panels.
	The Electrical Installation should be tested every five years and a Certificate produced thereafter, and transferred with the sale of the property.

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.

Gas	
Repair category:	1
Notes:	All gas appliances should be checked on an annual basis by a Gas Safe Registered Contractor.

Water, plumbing and bathroom fittings	
Repair category:	
Notes:	The plumbing system is of modern pattern and appeared to be adequate. Sanitary fittings are all to a modern pattern and appeared serviceable, however no tests were carried out.
	It is important that when baths/showers cubicles are fitted that suitable screening/sealant be maintained around the bath/tray to avoid water ingress, which can cause rot defects.

Heating and hot water		
Repair category:		
Notes:	The visual inspections indicate there are no obvious signs of any significant defects or deficiencies that might suggest there is major issues with the system.	
	We understand the boiler has recently been installed and it should be confirmed if a guarantee is in place.	
	It is good practice to have the system on a service contract.	

Drainage	
Repair category:	
Notes:	No defects identified from surface inspection.

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	1
Communal areas	
Garages and permanent outbuildings	1
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	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

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.

<u>Unrestricted parking within 25 metres</u>: 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 coinoperated machines.

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer

Your Legal Advisor should confirm exact boundaries and liabilities for any shared/common areas serving the subject property.

Cavity wall insulation has been installed, and it should be confirmed what paperwork is available.

Photovoltaic Panels are fitted and it should be confirmed what documentation is available in respect of the sale.

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Estimated re-instatement cost (£) for insurance purposes

580,000

Five Hundred and Eighty Thousand Pounds.

Valuation (£) and market comments

435,000

Four Hundred and Thirty Five Thousand Pounds.

Report author:	Nigel Forrest, MRICS	
Company name:	St Andrews - Allied Surveyors Scotland Ltd	
Address:	1-3 St Leonard's Lodge Abbey Walk St Andrews KY16 9LB	
Signed:	Electronically Signed: 290221-babf0364-15f9	
Date of report:	23/06/2025	

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.





Mortgage Valuation Report

			-
Property:	34 Millbank	Client: Mr. Ca	allum Lundie
	Cupar KY15 5DP	Tenure: Abso	lute Ownership
Date of	23/06/2025	Reference:	NF/BL/ J4911
Inspection:			

This report has been prepared as part of the seller's instructions to carry out a Single Survey on the property referred to above. The purpose of this report is to summarise the Single Survey for the purpose of advising a potential lender on the suitability of the property for mortgage purposes. The decision as to whether mortgage finance will be provided is entirely a matter for the lender. You should not rely on this report in making your decision to purchase but consider all the documents provided in the Home Report. Your attention is drawn to the additional comments elsewhere within the report which set out the extent and limitations of the service provided. This report should be read in conjunction with the Single Survey Terms and Conditions (with MVR). In accordance with RICS Valuation – Global Standards 2017 this report is for the use of the party to whom it is addressed or their named client or their nominated lender. No responsibility is accepted to any third party for the whole or any part of the reports contents. Neither the whole or any part of this report may be included in any document, circular or statement without prior approval in writing from the surveyor.

1.0 LOCATION

The subjects are located on the edge of the centre of Cupar, in a primarily residential area, where surrounding properties are of similar character to that under report.

2.0	DESCRIPTION	2.1 Age:	Built circa 1960.	
The subjects	comprise a detached villa with integral gara	ge and garden	ground.	
3.0	CONSTRUCTION			
Conventional timber.	construction. The external walls are of cavit	ty brick and the	e roof is pitched and tiled. Floo	oring is of
4.0	ACCOMMODATION			
CROLIND EL OOP: Entrança Vactibula, Main Hall, Living Room, Dining Room, Kitaban, Shawar Room, Staire to				

GROUND FLOOR: Entrance Vestibule, Main Hall, Living Room, Dining Room, Kitchen, Shower Room, Stairs to Lounge with Conservatory off.

FIRST FLOOR: Master Bedroom with En-Suite Shower Room, Three Further Bedrooms and Bathroom.

5.0	SERVICES (No tests have been applied to any of the services)						
Water:	Mains	Electricity:	Mains	Gas:	Mains	Drainage:	Mains
Central Heat	Central Heating: Gas fired radiator system						
6.0	OUTBUILDINGS						
Garage:		Integral garage with up and over door.					
Others:		None					

	GENERAL CONDITION - A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.				
	y is in an order consistent with an be attended to during routir	-	-	d during the co	ourse of
8.0	ESSENTIAL REPAIR WOR property)	RK (as a condit	ion of any mortgage or, to μ	preserve the co	ondition of the
None		1			
	on recommended:	-			
9.0	ROADS & FOOTPATHS				
Made up.					
10.0		580,000	GROSS EXTERNAL	258m2	Square
	(£): This figure is an opinion of a	De operarriete	FLOOR AREA	and substant	metres
	and no allowance has been your insurers is advised.	made for VAI,	, other than on professional	rees. Further	aiscussions with
subject prop Cavity wall i Photovoltaid Where item	insulation has been installed, a c Panels are fitted and it should s of maintenance or repair hav nplications of these issues prio VALUATION On the assum adverse planning proposals all necessary Local Authorit obtained. No investigation of	and it should be d be confirmed e been identifie or to making an option of vacan s, onerous burc ty consents, wh of any contamin	e confirmed what paperwork what documentation is ava ed, the purchaser should sa offer to purchase. t possession and that the p dens, title restrictions or ser hich may have been require nation on, under or within th	k is available. Atisfy themselv roperty is unaficial to the theory of the the theory of the theory o	ct of the sale. es as to the fected by any t is assumed that sought and s been made as
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St Andrews - Allied Surveyors Scotland Ltd		
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	KY16 9LB	brenda.lawrie@alliedsurveyorsscotland.com



ENERGY **Report**

A report on the energy efficiency of the property.



energy report

energy report on:

34 Millbank
Cupar
KY15 5DP

Customer	Mr. Callum Lundie
----------	-------------------

Customer address	34 Millbank
	Cupar
	KY15 5DP

Prepared by	Nigel Forrest, MRICS
	St Andrews - Allied Surveyors Scotland Ltd

Energy Performance Certificate (EPC)

Scotland

Dwellings

TORRIDON, 34 MILLBANK, CUPAR, KY15 5DP

Dwelling type:	Detached house
Date of assessment:	23 June 2025
Date of certificate:	23 June 2025
Total floor area:	198 m ²
Primary Energy Indicator:	161 kWh/m ² /year

Reference number: Type of assessment: **Approved Organisation:** Main heating and fuel:

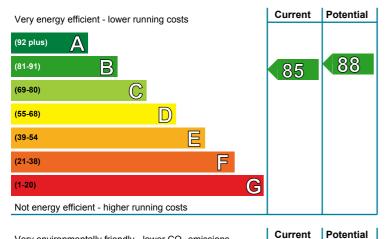
0180-2627-7160-2325-8015 RdSAP, existing dwelling Elmhurst Boiler and radiators, mains gas

You can use this document to:

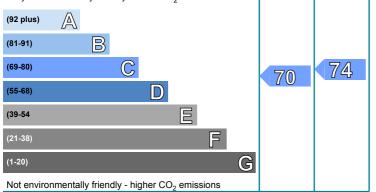
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£6,318	See your recommendations
Over 3 years you could save*	£609	report for more information

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



Very environmentally friendly - lower CO₂ emissions



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 B (85). 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 (CO₂) Rating

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

Your current rating is band C (70)

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

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

Recommended measures	Indicative cost	Typical savings over 3 years	
1 Floor insulation (suspended floor)	£5,000 - £10,000	£606.00	

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

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★☆	★★★★☆
Roof	Pitched, 300 mm loft insulation	****	****
Floor	Suspended, no insulation (assumed)	—	
Windows	High performance 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	Good lighting efficiency	★★★☆	★★★ ☆

The energy efficiency rating of your home

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

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

The impact of your home on the environment

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

The calculated emissions for your home are 32 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 6.3 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 0.8 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

Latinated energy costs for this nome				
	Current energy costs	Potential energy costs	Potential future savings	
Heating	£5,340 over 3 years	£4,731 over 3 years		
Hot water	£681 over 3 years	£681 over 3 years	You could	
Lighting	£297 over 3 years	£297 over 3 years	save £609	
Total	s £6,318	£5,709	over 3 years	

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.

		Typical saving	Rating after improvement	
Recommended measures	Indicative cost	per year	Energy	Environment
1 Floor insulation (suspended floor)	£5,000 - £10,000	£202	B 88	C 74

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.

energ

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

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

1 Floor insulation (suspended floor)

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

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:

Solar photovoltaics

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)	25,874.77	N/A	N/A	N/A
Water heating (kWh per year)	2,513.57			

Addendum

The assessment does not include any feed-in tariffs that may be applicable to this property.

About this document

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

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Nigel Forrest
Assessor membership number:	EES/019942
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	St Leonards Lodge Abbey Walk St Andrews KY16 9LB
Phone number:	01334 800008
Email address:	nigel.forrest@alliedsurveyorsscotland.com
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.

Advice and support to improve this property

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

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





PART 4.

PROPERTY QUESTIONNAIRE

The owner of the property is required to complete this document which asks for information on the property such as 'Which council tax band?' etc.



Property Questionnaire

Property Address

34 Millbank

Cupar

KY15 5DP

Callum Lundie

Completion date of property questionnaire

Note for sellers

Seller(s)

1.	Length of ownership		
	How long have you owned the property?		
	7 years, since 2018		
2.	Council tax		
	Which Council Tax band is your property	in? (Please circle)	
	[]A []B []C []D []E []F [x]G []H		
3.	Parking		
	What are the arrangements for parking at	your property?	
	(Please tick all that apply)		
	Garage	[x]	
	Allocated parking space	[]	
	Driveway	[x]	
	Shared parking	[]	
	On street	[x]	
	Resident permit	[]	
	Metered parking	[]	
	Other (please specify):		

4.	Conservation area	
	Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance	[]YES [x]NO
	of which it is desirable to preserve or enhance)?	[]Don't know
5.	Listed buildings	
	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)?	[]YES [x]NO
6.	Alterations/additions/extensions	
а	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	[]YES [x]NO
	If you have answered yes, please describe below the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	[]YES []NO
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.	
	If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent will arrange to obtain them:	
b	Have you had replacement windows, doors, patio doors or double glazing installed in your property	[x]YES []NO
	If you have answered yes, please answer the three questions below:	
	(i) Were the replacements the same shape and type as the ones you replaced?	[x]YES []NO
	(ii) Did this work involve any changes to the window or door openings?	[x]YES []NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):	
	We replaced all external windows, front and back door in March 2023. They have a 10 year warranty.	
	Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	
а	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the	[x]YES []NO []Partial
	bathroom).	

	If you have answered yes or partial - what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).	
	Gas fired Combi boiler	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed?	
	New boiler installed in Ocotber 2018, with new radiators installed at the same time.	
	(ii) Do you have a maintenance contract for the central heating system?	[]YES [x]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract	
	(iii) When was your maintenance agreement last renewed? (Please provide the month and year).	
8.	Energy Performance Certificate	
	Does your property have an Energy Performance Certificate which is less than 10 years old?	[x]YES []NO
9.	Issues that may have affected your property	
а	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	[]YES [x]NO
	If you have answered yes, is the damage the subject of any outstanding insurance claim?	[]YES []NO
b	Are you aware of the existence of asbestos in your property?	[]YES [x]NO
		[]Don't know
	If you have answered yes, please give details:	
10.	Services	

	Services Connected Su		ıpplier		
	Gas or liquid petroleum gas	Y	00	ctopus	
	Water mains or private water supply	Y	Sc	ottish Water	
	Electricity	Y	00	ctopus	
	Mains drainage	Y	Fif	e Council	
	Telephone Y N/		A		
	Cable TV or satellite	Y	N/.	N/A	
	Broadband	Y	EE	E	
b	Is there a septic tank system at your property	/?		[]YES [x]NO	
	If you have answered yes, please answer the	e two questions below			
	(i) Do you have appropriate consents for the	discharge from your s	eptic	[]YES []NO	
	tank?		·	[]Don't know	
	(ii) Do you have a maintenance contract for y	our septic tank?		[]YES []NO	
	If you have answered yes, please give details which you have a maintenance contract:	s of the company with			
11.	. Responsibilities for shared or common areas				
а	Are you aware of any responsibility to contribused jointly, such as the repair of a shared dr boundary, or garden area?		hing	[]YES [x]NO	
	If you have answered yes, please give details	S:		[]Don't know	
b	Is there a responsibility to contribute to repair roof, common stairwell or other common area		the	[]YES [x]NO	
	If you have answered yes, please give details	S:		[]N/A	
с	Has there been any major repair or replacem during the time you have owned the property		roof	[x]YES []NO	
d	Do you have the right to walk over any of you example to put out your rubbish bin or to mai			[]YES [x]NO	
	If you have answered yes, please give details	S:			
е	As far as you are aware, do any of your neigl walk over your property, for example to put o maintain their boundaries?	hbours have the right ut their rubbish bin or	to to	[]YES [x]NO	
	If you have answered yes, please give details				

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f	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 privatelyowned.)	[]YES [x]NO
	If you have answered yes, please give details:	
12.	Charges associated with your property	
а	Is there a factor or property manager for your property? If you have answered yes, please provide the name and address, and give details of any deposit held and approximate charges:	[]YES [x]NO
b		[]YES [x]NO
	Is there a common buildings insurance policy?	[]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	
с	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.	
13.	Specialist works	
а	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[]YES [x]NO
	If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.	
b	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?	[]YES [x]NO
	If you have answered yes, please give details:	
с	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?	[]YES []NO
	If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for	

property questionnaire

14.	Guarantees	
а	Are there any guarantees or warranties for any of the following:	
(i)	Electrical work	[x]NO []YES []Don't know []With title deeds []Lost
(ii)	Roofing	[x]NO []YES []Don't know []With title deeds []Lost
(iii)	Central heating	[x]NO []YES []Don't know []With title deeds []Lost
(iv)	National House Building Council(NHBC)	[x]NO []YES []Don't know []With title deeds []Lost
(v)	Damp course	[x]NO []YES []Don't know []With title deeds []Lost
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	[x]NO []YES []Don't know []With title deeds []Lost
b	If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):	
С	Are there any outstanding claims under any of the guarantees listed above?	[]YES [x]NO
	If you have answered yes, please give details:	

15.	Boundaries		
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	[]YES [x]NO	
		[]Don't know	
	If you have answered yes, please give details:		
16.	Notices that affect your property		
In th	In the past three years have you ever received a notice:		
а	advising that the owner of a neighbouring property has made a planning application?	[]YES [x]NO	
b	that affects your property in some other way?	[]YES [x]NO	
с	that requires you to do any maintenance, repairs or improvements to your property?	[]YES [x]NO	
	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.		

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Declaration by the seller(s)/or other authorised body or person(s) I/We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.		
Signature(s): Callum Lundie		
Capacity:	[x]Owner	
Capacity.	[]Legally Appointed Agent for Owner	
Date:	17/06/2025	