YOUR ONESURVEY

HOME REPORT

ADDRESS

11b Kings Place
Perth
PH2 8AA

PREPARED FOR

Clients of Black Hay

INSPECTION CARRIED OUT BY:

ALLIED SURVEYORS SCOTLAND

SELLING AGENT:

Black Hay

HOME REPORT GENERATED BY:

oneSURVEY HOME REPORT

Document Index

Document	Status	Prepared By	Prepared On
Single Survey	Final	Perth - Allied Surveyors Scotland Ltd	03/10/2025
Mortgage Certificate	Final	Perth - Allied Surveyors Scotland Ltd	03/10/2025
Property Questionnaire	Final	Clients of Black Hay	
EPC	Final	Perth - Allied Surveyors Scotland Ltd	03/10/2025
Additional Documents	Final		

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.**

PART 1.

SINGLE SURVEY

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

Single Survey

Survey report on:

Customer	Clients of Black Hay
Selling address	11b Kings Place Perth PH2 8AA
Date of Inspection	29/09/2025
Prepared by	Mark Hall, BSc MRICS Perth - Allied Surveyors Scotland Ltd

SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

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.

☑

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 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

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

2.3.3 Category 1: No immediate action or repair is needed.

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

1. INFORMATION AND SCOPE OF INSPECTION

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

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

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

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

Description	Converted ground floor flat within a detached former villa containing three flats in total.
Accommodation	GROUND FLOOR Hallway Lounge Kitchen Bedroom Shower room with WC
Gross internal floor area (m2)	The gross internal floor area extends to 64 square metres or thereby (including rear porch)
Neighbourhood and location	The subjects are located on the periphery of Perth city centre where surrounding properties are generally of a mixed residential nature. The South Inch parkland is situated directly to the front of the property. The railway line is runs directly to the rear. Perth Railway Station is close by. All primary facilities and amenities are available within easy reach.
Age	It is estimated the subjects were erected around 1910.
Weather	Dry but overcast.
Chimney stacks	The chimneys are constructed in brick. ***Visually inspected with the aid of binoculars where required.***

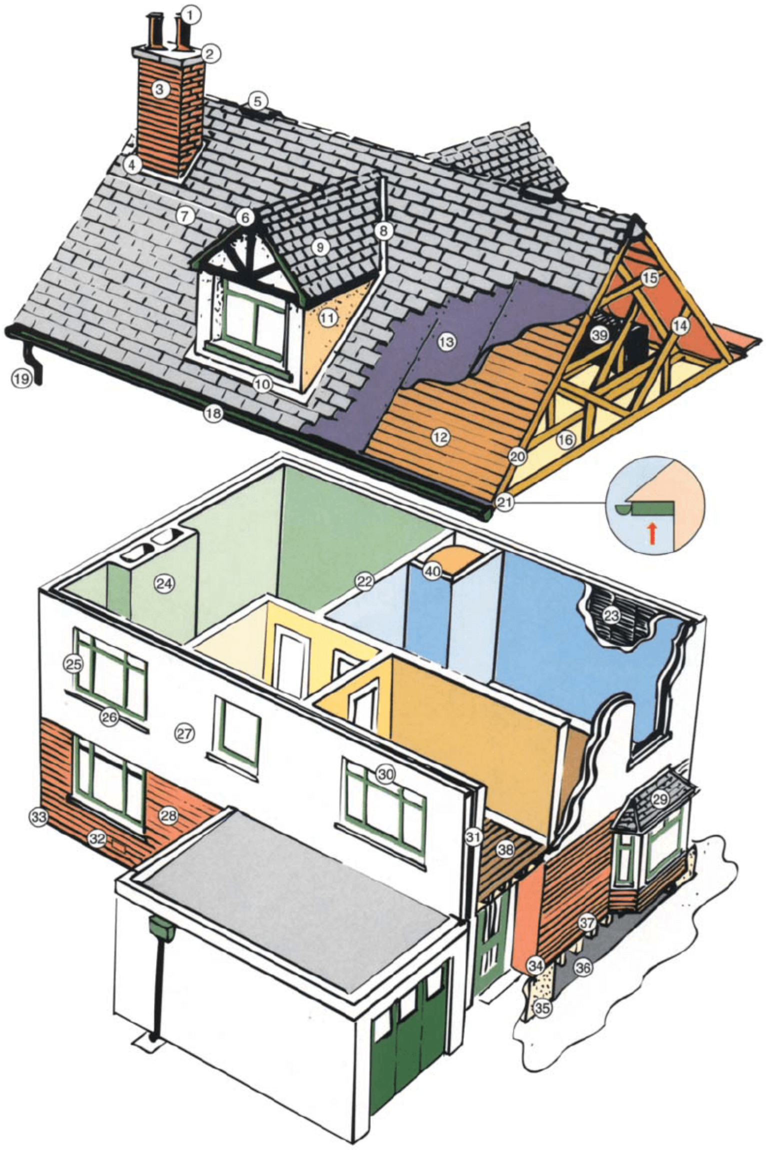
Roofing including roof space	The roof coverings are of pitched design, overlaid externally with slates and incorporating metal valleys. Due to the close proximity of the railway line at the rear, no inspection of the rear roof slope was possible. No access to the main attic roof void was possible. There is an access hatch to the false ceiling over the hallway and shower room where the cold water tank is located. ***Sloping roofs were visually inspected with the aid of binoculars where required.***
Rainwater fittings	The gutters and downpipes are of traditional cast iron construction. There are parapet style gutters over the front bay projections. No view was possible. ***Visually inspected with the aid of binoculars where required.***
Main walls	The main walls are of solid brick construction incorporating stone features to the front elevation and around the front bay projections. Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.
Windows, external doors and joinery	The windows are of PVC frame double glazed design. Access to the property is via a PVC/glazed entrance door at the rear. ***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.***
External decorations	Painted external timbers and maintenance free PVC window frames. ***Visually inspected.***
Conservatories / porches	There is a small timber entrance porch to the rear of the property. The roof over is constructed in perspex. ***Visually inspected.***
Communal areas	None.
Garages and permanent outbuildings	There is no garage. Outbuildings comprise a timber garden shed. ***Visually inspected.***
Outside areas and boundaries	There are open garden areas to the front of the property. Access to the subject flat is over a path to the side and a small slabbed courtyard area to the rear. The boundaries are formed in stone walling, brick walling and timber fencing. ***Visually inspected.***

Ceilings	The ceilings are of traditional timber lath and plaster. Lowered ceilings are constructed in plasterboard. ***Visually inspected from floor level.***
Internal walls	The internal walls are of solid construction plastered on the hard, traditional timber lath and plaster and timber stud construction overlaid with plasterboard. ***Visually inspected from floor level.*** ***Using a moisture meter, walls were randomly tested for dampness where considered appropriate.***
Floors including sub floors	The floors are of suspended timber construction. No access to the sub floor area was possible. ***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	The internal doors are of timber flush panel and timber glazed panel design with timber skirting boards and facings. There are fitted base and wall units within the small galley kitchen. ***Built-in cupboards were looked into but no stored items were moved.*** ***Kitchen units were visually inspected excluding appliances.***
Chimney breasts and fireplaces	There is a timber and tiled fireplace within the lounge with an open fire. ***Visually inspected. No testing of the flues or fittings was carried out.***
Internal decorations	The internal wall and ceiling surfaces are mainly papered or painted although partial tiling is provided within the kitchen and shower room. ***Visually inspected.***
Cellars	None.

Electricity	There is a mains supply of electricity. The meter and fuses for the system are located within the hall. ***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	There appears to have been a previous gas supply to the property which has now been disconnected. A gas meter is located externally to the front of the property. ***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	There is a mains supply of water. The plumbing, where seen, is of copper and PVC design. A basic white three piece shower suite is fitted. There is an electric shower within the cubicle. ***Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.*** ***No tests whatsoever were carried out to the system or appliances.***
Heating and hot water	Heating is provided by wall mounted electric radiators. Hot water is via an electric immersion heater. The hot water storage cylinder is located within the kitchen. ***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 understood to be connected to the main public sewer. ***Drainage covers etc were not lifted.*** ***Neither drains nor drainage systems were tested.***

Fire, smoke and burglar alarms	There is a smoke detector present. ***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.***
Any additional limits to inspection	The property was vacant at the time of our inspection. No inspection has been possible to flooring timbers beneath any sanitary fitting, kitchen appliances or other wet areas was possible. Timbers are assumed to be in a satisfactory condition. Windows and external doors were not all fully opened or tested. No access was available to any sub-floor areas. Some areas of the external building fabric including some the rear roof pitch and chimneys were not fully or closely inspectable from the surrounding ground level, due to the confines of the site. ***Only the subject flat and internal communal areas giving access to the flat were inspected.*** ***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.*** ***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.*** 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.***

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partiton wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	The property has suffered past structural movement. Cracking was noted to areas of the external brickwork and there is a lean to the eastmost chimney head. Some distortion was also noted to the stonework on the front elevation. We have had sight of an Engineers report prepared by Clancy Consulting, dated October 2025. The have concluded that any movement which has taken place would appear to be historic. They have also stated the property is in a sound and stable condition structurally and is suitable for loan purposes. A copy of this report should be exhibited.

Dampness, rot and infestation	
Repair category:	3
Notes:	There is evidence of dampness within the bedroom. Dampness and crumbling wall plaster behind the wallpaper within the lounge was also noted. There is a significant drop to the flooring within the lounge along the gable elevation where there appears to be a leaking downpipe externally. A full and thorough inspection of the entire property should be carried out by a reputable firm of timber and damp specialists prior to purchase. Any recommended remedial repair works should be carried out to a fully documented and guaranteed standard.

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.

Chimney stacks	
Repair category:	2
Notes:	Our inspection of chimneys was limited but they are of an age and style where a degree of regular ongoing maintenance should be anticipated. As mentioned previously, there is a lean to the eastmost chimney head. It is assumed the cost of any repairs will be shared.

Roofing including roof space	
Repair category:	2
Notes:	Only a limited inspection of the roof coverings was possible from ground level. Where seen there are various chipped and slipped roof slates. Roof coverings are of a style and age where a degree of regular ongoing maintenance will be required. Given the age of the coverings it would be prudent to obtain the advice of a reputable roofing contractor prior to purchase. No view of the rear roof slope was possible due to the close proximity of the railway line.

Rainwater fittings	
Repair category:	3
Notes:	Rainwater goods are of an older style and have suffered some corrosion. Maintenance is required. As mentioned previously, the downpipe to the gable elevation is leaking. This would appear to be causing further issues with internal dampness. Further investigation works are essential.

Main walls	
Repair category:	2
Notes:	Areas of damaged and eroded stonework to the front elevation will require repair. Cracking to the brickwork will also require attention.

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.

Windows, external doors and joinery	
Repair category:	2
Notes:	Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms. There is interstitial condensation affecting one of the double glazed units within the lounge. Repairs/replacement will be necessary.

External decorations	
Repair category:	2
Notes:	Evidence of decay and weathering was noted to the external timbers. Maintenace repairs are necessary. This will only deteriorate if left unattended.

Conservatories / porches	
Repair category:	2
Notes:	The timber porch to the rear of the property is of a basic construction type only. Timber decay is evident. Future repairs will be necessary.

Communal areas	
Repair category:	
Notes:	None.

Garages and permanent outbuildings	
Repair category:	1
Notes:	The timber garden shed is in fair order only.

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.

Outside areas and boundaries	
Repair category:	2
Notes:	There are a number of cracked and uneven slabs to the courtyard area at the rear. Weathering is evident to the stone boundary walls along the side and front of the building. Ongoing repairs will be necessary. There is a large brick built retaining wall directly to the rear of the property where the railway line runs above. Areas of the brickwork are eroded. Future repairs will be necessary.

Ceilings	
Repair category:	2
Notes:	Areas of plaster cracking will require repair prior to redecoration.

Internal walls	
Repair category:	2
Notes:	Areas of plaster cracking will require repair prior to redecoration. As mentioned previously, there is evidence of dampness/crumbling plaster behind the wallpaper within the lounge. This will require further investigation.

Floors including sub-floors	
Repair category:	2
Notes:	Areas of loose and damaged flooring will require to be repaired/replaced as necessary. As mentioned previously, there is a significant drop to the flooring within the lounge. No inspection of the sub floor area was possible.

Internal joinery and kitchen fittings	
Repair category:	2
Notes:	Kitchen fitments will require to be replaced.

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.

Chimney breasts and fireplaces	
Repair category:	1
Notes:	All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.

Internal decorations	
Repair category:	2
Notes:	The internal decoration will require to be upgraded dependant on individual taste.

Cellars	
Repair category:	
Notes:	None.

Electricity	
Repair category:	2
Notes:	Sections of the electrical wiring system, including the fuse board, were noted to be dated. Electrical sockets are also mounted on timber skirtings which contravenes regulations. The system should be tested by a competent electrician and any necessary upgrading works should be implemented.

Gas	
Repair category:	2
Notes:	It would appear that the gas supply to the property has been disconnected, we assume by a gas safe registered contractor. This should be confirmed.

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.

Water, plumbing and bathroom fittings	
Repair category:	2
Notes:	The shower suite is to a fairly basic standard only. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced, to prevent water damage to adjoining areas. The cold water rising main was not fully inspectable.

Heating and hot water	
Repair category:	1
Notes:	The heating and hot water systems have not been tested by ourselves however are presumed in full safe working order.

Drainage	
Repair category:	1
Notes:	Drainage is assumed to be connected to the main public sewer. No surface evidence of leakage or defect was noted at the time of our inspection however it should be appreciated that the system was not tested.

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	3
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	3
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	2
Communal areas	
Garages and permanent outbuildings	1
Outside areas and boundaries	2
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	
Electricity	2
Gas	2
Water, plumbing and bathroom fittings	2
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.

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 coinoperated machines.

1. Which floor(s) is the living accommodation on?	Ground
2. Are there three steps or fewer to a main entrance door of the property?	[ ]YES [x]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?	[x]YES [ ]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?	[x]YES [ ]NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	[ ]YES [x]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

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property.

The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority.

It is assumed that there is a mutual repairing liability for all repairs to the roof, building fabric and communal areas. This should be confirmed by your legal advisor.

The property has been converted in the past. The date of conversion is unknown, although these works can be considered historic.

There is a large brick built retaining wall directly to the rear of the property. Liability for repairs should be established.

The property has suffered past structural movement. Cracking was noted to areas of the external brickwork and there is a lean to the eastmost chimney head. Some distortion was also noted to the stonework on the front elevation. We have had sight of an Engineers report prepared by Clancy Consulting, dated October 2025. The have concluded that any movement which has taken place would appear to be historic. They have also stated the property is in a sound and stable condition structurally and is suitable for loan purposes. A copy of this report should be exhibited.

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

The estimated reinstatement cost for insurance purposes is £295,000 (Two Hundred and Ninety Five Thousand Pounds Sterling).

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

Valuation (£) and market comments

The market value of the property described in this report is £100,000 (One Hundred Thousand Pounds Sterling). The valuation figure is on the assumption that the cost of the Category 3 repair will not greatly exceed £5000. This is not an indication of costs. Detailed reports and estimates should be obtained prior to purchase to establish the full extent of the works. This figure assumes vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights.

Report author:	Mark Hall, BSc MRICS
Company name:	Perth - Allied Surveyors Scotland Ltd
Address:	10 Charlotte Street Perth PH1 5LL
Signed:	Electronically Signed: 298570-f552de9f-c658
Date of report:	03/10/2025

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.

Mortgage Valuation Report			
Property:	11b Kings Place Perth PH2 8AA	Client: Clients of Black Hay Tenure: Absolute Ownership	
Date of Inspection:	29/09/2025	Reference:	XP130088

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 periphery of Perth city centre where surrounding properties are generally of a mixed residential nature. The South Inch parkland is situated directly to the front of the property. The railway line is runs directly to the rear. Perth Railway Station is close by. All primary facilities and amenities are available within easy reach.

2.0	**DESCRIPTION**	**2.1 Age:**	It is estimated the subjects were erected around 1910.	

Converted ground floor flat within a detached former villa containing three flats in total.

3.0	**CONSTRUCTION**

The main walls are of solid brick construction. The roof is pitched and laid with slates.

4.0	**ACCOMMODATION**

GROUND FLOOR
Hallway
Lounge
Kitchen
Bedroom
Shower room with WC

5.0	**SERVICES (No tests have been applied to any of the services)**						
Water:	Mains	**Electricity:**	Mains	**Gas:**	Disconnected	**Drainage:**	Mains
Central Heating:	Full electric						

6.0	**OUTBUILDINGS**
Garage:	None
Others:	Timber shed

7.0	**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.*

At the time of inspection the property was found to be in a condition generally consistent with its age and type of construction. Works of maintenance and repair are required.

Only a limited inspection of the roof coverings was possible from ground level. Where seen there are various chipped and slipped roof slates. Roof coverings are of a style and age where a degree of regular ongoing maintenance will be required. Given the age of the coverings it would be prudent to obtain the advice of a reputable roofing contractor prior to purchase.

Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.

Kitchen fitments will require to be replaced.

The internal decoration will require to be upgraded dependant on individual taste.

Sections of the electrical wiring system, including the fuse board, were noted to be dated. Electrical sockets are also mounted on timber skirtings which contravenes regulations. The system should be tested by a competent electrician and any necessary upgrading works should be implemented.

8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*

A full and thorough inspection of the entire property should be carried out by a reputable firm of timber and damp specialists prior to purchase. Any recommended remedial repair works should be carried out to a fully documented and guaranteed standard.

No retentions are considered necessary on the assumption that the cost of any essential repair works will not exceed £5000. This is not an indication of costs. Detailed reports and estimates should be obtained prior to purchase from all appropriate contractors and specialists to establish the full extent of the works.

8.1 Retention recommended:	n/a

9.0	**ROADS & FOOTPATHS**

Made up and adopted.

10.0	**BUILDINGS INSURANCE (£):**	295,000	**GROSS EXTERNAL FLOOR AREA**	75	**Square metres**
	This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.				

11.0	**GENERAL REMARKS**

It is assumed that there are no statutory, town planning, road proposals or environmental matters which are likely to have an adverse effect on the property. The road and footpath adjoining the site are made up and are assumed to be adopted by the Local Authority. It is assumed that there is a mutual repairing liability for all repairs to the roof, building fabric and communal areas. This should be confirmed by your legal advisor. The property has been converted in the past. The date of conversion is unknown, although these works can be considered historic. There is a large brick built retaining wall directly to the rear of the property. Liability for repairs should be established. The property has suffered past structural movement. Cracking was noted to areas of the external brickwork and there is a lean to the eastmost chimney head. Some distortion was also noted to the stonework on the front elevation. We have had sight of an Engineers report prepared by Clancy Consulting, dated October 2025. The have concluded that any movement which has taken place would appear to be historic. They have also stated the property is in a sound and stable condition structurally and is suitable for loan purposes. A copy of this report should be exhibited. 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.

12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*		
12.1	**Market Value in present condition (£):**	**100,000**	One Hundred Thousand Pounds Sterling.
12.2	**Market Value on completion of essential works (£):**		
12.3	**Suitable security for normal mortgage purposes?**	Yes	
12.4	**Date of Valuation:**	29/09/2025	

Signature:	Electronically Signed: 298570-f552de9f-c658			
Surveyor:	Mark Hall	BSc MRICS	**Date:**	03/10/2025
Perth - Allied Surveyors Scotland Ltd				
Office:	**10 Charlotte Street Perth PH1 5LL**	**Tel: 01738 444 414 Fax: email: perth@alliedsurveyorsscotland.com**		

PART 3.

ENERGY
REPORT

A report on the energy efficiency of the property.

energy report

energy report on:

Property address	11b Kings Place Perth PH2 8AA
Customer	Clients of Black Hay
Customer address	11b Kings Place Perth PH2 8AA
Prepared by	Mark Hall, BSc MRICS Perth - Allied Surveyors Scotland Ltd

Energy Performance Certificate (EPC)

Dwellings

Scotland

11B KING'S PLACE, PERTH, PH2 8AA

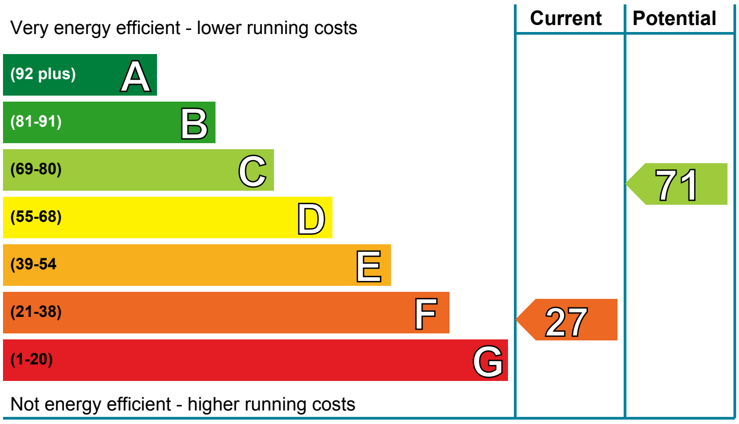
Dwelling type:	Ground-floor flat	**Reference number:**	0100-2761-6110-2025-5015
Date of assessment:	29 September 2025	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	03 October 2025	**Approved Organisation:**	Elmhurst
Total floor area:	61 m²	**Main heating and fuel:**	Room heaters, electric
Primary Energy Indicator:	342 kWh/m²/year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	**£9,330**	See your recommendations report for more information
Over 3 years you could save*	**£5,349**	

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

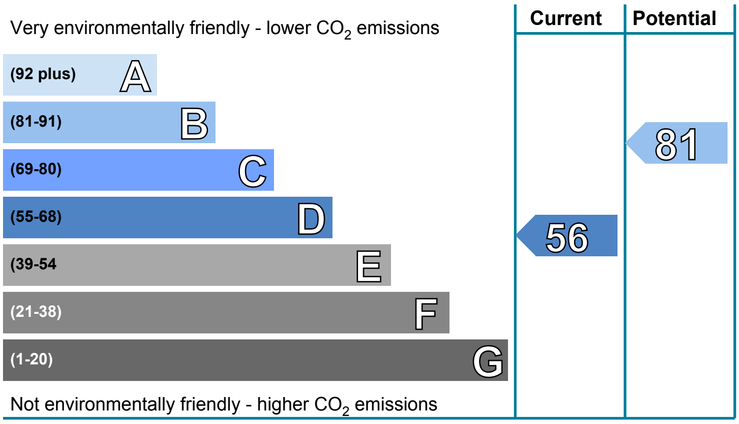


Energy Efficiency Rating

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 F (27)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band D (56)**

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal wall insulation	£7,500 - £11,000	£1776.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£1089.00
3 Add additional 80 mm jacket to hot water cylinder	£20 - £40	£303.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Solid brick, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	(another dwelling above)	—	—
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★☆☆☆	★★☆☆☆
Main heating	Room heaters, electric	★☆☆☆☆	★★★★★
Main heating controls	Appliance thermostats	★★★★☆	★★★★☆
Secondary heating	Room heaters, coal	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★★★★★
Lighting	Below average lighting efficiency	★★☆☆☆	★★☆☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 emissions, running costs and the savings possible from making improvements.

The impact of your home on the environment

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

The calculated emissions for your home are 59 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 3.6 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 2.0 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£7,113 over 3 years	£2,604 over 3 years	You could save £5,349 over 3 years
Hot water	£1,887 over 3 years	£1,221 over 3 years	
Lighting	£330 over 3 years	£156 over 3 years	
Totals	**£9,330**	**£3,981**	

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

Recommendations for improvement

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

	Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
				Energy	Environment
1	Internal wall insulation	£7,500 - £11,000	£592	F 37	D 66
2	Floor insulation (suspended floor)	£5,000 - £10,000	£363	E 45	C 72
3	Add additional 80 mm jacket to hot water cylinder	£20 - £40	£101	E 48	C 72
4	Low energy lighting for all fixed outlets	£330 - £385	£37	E 49	C 72
5	High heat retention storage heaters and dual immersion cylinder	£800 - £1,600	£615	C 70	C 80
6	Replacement glazing units	£4,500 - £6,000	£75	C 71	B 81

Choosing the right improvement package

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

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

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

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

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

3 Hot water cylinder insulation
Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

4 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).

5 High heat retention storage heaters
Modern storage heaters are less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the national wiring standards. 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 electrical heating engineer. Ask the engineer to explain the options, which might also include switching to other forms of electric heating.

6 Replacement glazing units
Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous; a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

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)	8,789.39	N/A	N/A	N/A
Water heating (kWh per year)	2,212.31			

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. Mark Hall
Assessor membership number:	EES/015798
Company name/trading name:	Allied Surveyors Scotland Ltd
Address:	10 Charlotte Street Perth PH1 5LL
Phone number:	01738 444414
Email address:	perth@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.

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT

Greener Scotland
Scottish Government

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	11b Kings Place Perth PH2 8AA
Seller(s)	Clients of Black Hay
Completion date of property questionnaire	
Note for sellers	

1.	**Length of ownership**
	How long have you owned the property? approximately 30
2.	**Council tax**
	Which Council Tax band is your property in? (Please circle) [ ]A [ ]B [x]C [ ]D [ ]E [ ]F [ ]G [ ]H
3.	**Parking**
	What are the arrangements for parking at your property? **(Please tick all that apply)**

Garage	[ ]
Allocated parking space	[ ]
Driveway	[ ]
Shared parking	[ ]
On street	[x]
Resident permit	[ ]
Metered parking	[x]
Other (please specify):	Parking permit can be obtained from council

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 of which it is desirable to preserve or enhance)?	[ ]YES [ ]NO [x]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**	
a	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	[ ]YES [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?	[ ]YES [x]NO
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	**Central heating**	
a	Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property - the main living room, the bedroom(s), the hall and the bathroom).	[x]YES [ ]NO [ ]Partial

	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). *Electric*	
	If you have answered yes, please answer the three questions below:	
	(i) When was your central heating system or partial central heating system installed? *Don't know.*	
	(ii) Do you have a maintenance contract for the central heating system?	[ ]YES [ ]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**	
a	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 [ ]NO [x]Don't know
	If you have answered yes, please give details:	
10.	**Services**	

a	Please tick which services are connected to your property and give details of the supplier:	

Services	Connected	Supplier
Gas or liquid petroleum gas	N	
Water mains or private water supply	Y	Scottish water
Electricity	Y	Ovo Energy
Mains drainage	Y	Scottish water
Telephone	Y	Virgin Media
Cable TV or satellite	N	
Broadband	N	

b	Is there a septic tank system at your property?	[ ]YES [x]NO
	If you have answered yes, please answer the two questions below:	
	(i) Do you have appropriate consents for the discharge from your septic tank?	[ ]YES [ ]NO [ ]Don't know
	(ii) Do you have a maintenance contract for your septic tank?	[ ]YES [ ]NO
	If you have answered yes, please give details of the company with which you have a maintenance contract:	
11.	**Responsibilities for shared or common areas**	
a	Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area? If you have answered yes, please give details: *Foot path up to building is shared. I believe the top floor flat is liable for half and the two downstairs flats are liable for a quarter each but this should be confirmed with the deeds*	[x]YES [ ]NO [ ]Don't know
b	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? If you have answered yes, please give details: *I believe there may be an element of shared liability for the roof however this should be confirmed by examination of the deeds.*	[x]YES [ ]NO [ ]N/A
c	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	[ ]YES [x]NO
d	Do you have the right to walk over any of your neighbours' property- for example to put out your rubbish bin or to maintain your boundaries? If you have answered yes, please give details:	[ ]YES [x]NO

e	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? If you have answered yes, please give details:	[ ]YES [x]NO
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.) If you have answered yes, please give details:	[ ]YES [x]NO
12.	**Charges associated with your property**	
a	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	Is there a common buildings insurance policy?	[ ]YES [ ]NO [x]Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factors charges?	[ ]YES [ ]NO [ ]Don't know
c	Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.	
13.	**Specialist works**	
a	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?	[ ]YES [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:	
c	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 them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate. Guarantees are held by:	

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

15.	Boundaries	
	So far as you are aware, has any boundary of your property been moved in the last 10 years?	[ ]YES [x]NO [ ]Don't know
	If you have answered yes, please give details:	
16.	Notices that affect your property	
In the past three years have you ever received a notice:		
a	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
c	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.	

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):	Karen Forrest
Capacity:	[ ]Owner [x]Legally Appointed Agent for Owner
Date:	06/10/2025

Structural Appraisal Report, 11B Kings Place, Perth, PH2 8AA

Prepared for Black Hay , Ayr

14/18764/DCr/CHn **Rev. 00** **October 2025**

Dean Craig
Associate
dean.craig@clancy.co.uk
01292 475375

enquiries@clancy.co.uk
www.clancy.co.uk

Clancy Consulting Limited
Ladykirk House
Skye Road
Shawfarm
Prestwick
KA9 2TA

Caveat

"This document has been prepared for the titled project, or named part thereof, and should not be relied upon or used for any other project, or part, without an independent check being made on it. Clancy Consulting shall not be liable for the consequences of using this document other than for the purpose for which it was commissioned, and any user and any other person using or relying on this document for such other purpose, agrees and will be such use or reliance be taken to confirm this agreement to indemnify Clancy Consulting for all loss or damage resulting therefrom".

Document Origin

Revision	Date	Revision Description		Name	Signature
0	22/10/25	Original	Prepared	D Craig	
			Checked	D Craig	
			Approved	G Megahy	

Contents

1.0 Brief

1.1 Clancy Consulting Ltd were instructed by Black Hay Estate Agents to undertake a Structural Appraisal of 11B Kings Place, Perth.

1.2 Black Hay are in the process of selling the property and some cracking together with an uneven lounge floor were noted during the home report survey hence the requirement for a Structural Appraisal.

2.0 Inspection

2.1 The property was visited on 16th October 2025 by Mr D Craig when access was gained to all areas of the property. None of the fabric of the building was opened up and we have not inspected woodwork or other parts of the structure which were covered, unexposed or otherwise inaccessible and we are therefore unable to report that any such part of the property is free from defect.

2.2 We did not carry out any excavations to inspect foundations or bearing strata and the exterior of the building was inspected from ground level only.

3.0 General Description

3.1 The property is located within the South Inch area of Perth and Kings Place runs between Leonard Street and Marshall Place.

3.2 The property consists of a timber porch, galley kitchen, hall, bathroom, lounge and bedroom.

4.0 Construction

4.1 We would estimate the property dates from the mid to late 1800's.

4.2 The property is a ground floor flat within a block of four. The property was originally a single dwellinghouse which has been converted to flats at some time in the past.

4.3 The roof is pitched and slated and rainwater goods are cast iron.

4.4 External walls are constructed in brick with the front elevation having smooth ashlar sandstone features to windows and front entrance door.

4.5 Floors are suspended timber and internal partitions are masonry with plaster on the hard finish.

4.6 Two chimneys were noted on the gable.

5.0 Structural Condition (Internally)

5.1 The property is generally in a good condition internally considering its age.

5.2 The lounge floor was noted to be off level in the vicinity of the bay window.

5.3 Cracking was noted within the cornice in the lounge and the ceiling was uneven.

5.4 There was a crack within the gable wall in the bedroom in the location of the rear chimney.

5.5 Refer to Appendix A for photographs.

6.0 Structural Condition (Externally)

6.1 The property is generally in a good condition externally considering its age.

6.2 A minor crack was noted within the brickwork above the bedroom window (rear elevation).

6.3 There was evidence of historic movement to the left hand side of the bay window (front elevation).

6.4 Refer to Appendix A for photographs.

7.0 Conclusions & Recommendations

7.1 The property has been subject to some movement in the past. The cracks noted are minor in nature and any movement which has taken place would appear to be essentially historic.

7.2 Whilst it is not possible to state categorically that there will never be any further movement, we would suggest that any possible future movement would be only slight and not have any adverse effect on the structural stability of the property.

7.3 The cracks noted internally should be repaired during re-decoration works.

7.4 The crack noted within the bedroom would merit being repaired with a proprietary wall tie system – Helifix or similar and plasterwork made good.

7.5 Some stone repairs / pointing will be required to the bay window on the front elevation.

7.6 The floor at the bay window could be re-levelled if the purchaser felt it necessary.

7.7 Notwithstanding the above the property is in a good condition and can be considered as structurally sound and stable and as such we see no reason why it should not be considered as adequate security for loan purposes.

Appendix A
Photographs

Front bay window – internal

Crack in cornice within lounge

Cornice to bay window

Uneven ceiling (lounge)

Crack in bedroom wall (gable)

Rear timber porch

Minor crack above bedroom window

Chimneys on gable

Movement in bay window and historic repair