

P A R T 1 .

SINGLE SURVEY

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



Survey report on:

Customer	Mrs. Dolina Copland
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Selling address	Primrose Hill 15 Ashgrove Terrace Lockerbie DG11 2BQ
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Date of Inspection	18/05/2026
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Prepared by	Simon Allen, Bsc MRICS Dumfries - Allied Surveyors Scotland Ltd
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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 property consists of a detached, two-storey dwellinghouse.
Accommodation	Ground floor: Entrance vestibule, hallway, lounge, dining room, sitting room, kitchen, utility room and toilet. First floor: Landing, 4 bedrooms, dressing room and bathroom incorporating WC.
Gross internal floor area (m ²)	Approximately 196 m ² .
Neighbourhood and location	The subjects are situated within an established residential development on the west side of Lockerbie, neighbouring properties comprising a mixture of residential styles. The property is reasonably convenient for the town centre and most local amenities. Motorway and mainline rail connections are available within a mile the property.
Age	The property is estimated to date from around 1890.
Weather	Generally overcast with sunny intervals.
Chimney stacks	Visually inspected with the aid of binoculars where required. The property possesses a single chimney stack, which is of dressed sandstone construction with lead flashings. A former chimney stack has been removed and replaced with an upright alloy flue, which serves the gas fire in the lounge. The central heating boiler connects to a balanced flue.

<p>Roofing including roof space</p>	<p>Sloping roofs were visually inspected with the aid of binoculars where required.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property. If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The principal pitched and hip-ended roof is timber framed and clad with slates nailed to timber sarking boards. The presence of roofing felt between the slates and sarking could not be confirmed. Ridges are finished with clay tiles or zinc. Valley gutters appear to be lead lined.</p> <p>A restricted inspection of the roof void was available through a ceiling hatch in the bathroom, revealing the presence of mineral wool insulation above ceilings to an average depth of approximately 150mm.</p> <p>The lean-to roof above the utility room and toilet extension is pitched, timber framed and clad with slates. There is no accessible roof void.</p> <p>The roof projections above the front bay windows are partly flat and are covered with fibreglass.</p>
<p>Rainwater fittings</p>	<p>Visually inspected with the aid of binoculars where required.</p> <p>Rainwater conductors appear to be formed in PVC.</p>
<p>Main walls</p>	<p>Visually inspected with the aid of binoculars where required. Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls of the original dwellinghouse are of solid, dressed sandstone construction, strapped and dry lined internally with lath and plaster.</p> <p>The walls enclosing the single-storey rear extension are cavity brick.</p>
<p>Windows, external doors and joinery</p>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Windows are of a UPVC framed casement design, incorporating sealed unit double glazing.</p> <p>External access doors fitted to the entrance vestibule and utility room are of a timber panelled design. UPVC framed and fully double glazed French doors are incorporated within the rear wall of the sitting room.</p>
<p>External decorations</p>	<p>Visually inspected.</p> <p>External joinery and the brick outer walls of the rear extension have been painted.</p>
<p>Conservatories / porches</p>	<p>None.</p>

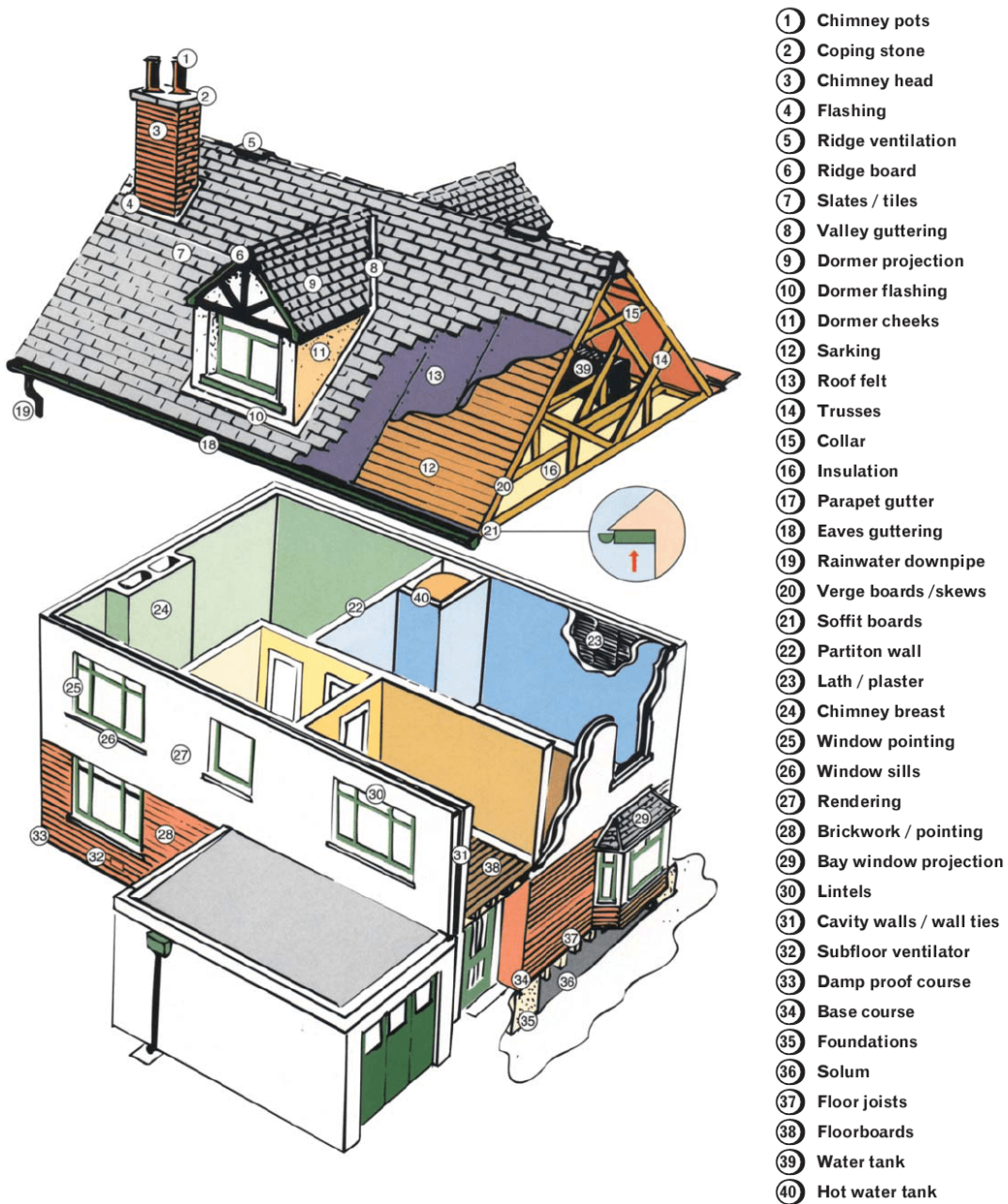
Communal areas	None.
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>The property includes two individual, single-car garages. One is of a concrete block construction, whilst the other consists of precast concrete panelled walls with a roughcast finish. Roofs are pitched, with corrugated cladding. Vehicular access doors are of an aluminium up and over style. The interiors of the garages have not been inspected.</p> <p>A timber framed greenhouse set on concrete block base walls adjoins one of the garages.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property includes private garden ground, which surrounds the dwellinghouse and is generally laid to grass, with gravel, tarmac, concrete and paved footpaths/driveway.</p> <p>Property boundaries are defined by a sandstone roadside wall, a timber fence and privet hedging.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Ceilings would appear to be lined with lath and plaster or plasterboard.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Internal walls are either solid masonry with a plaster finish or consist of timber framed stud partitions lined with lath and plaster. The walls in the bathroom have been tiled.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>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.</p> <p>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.</p> <p>Floors are predominantly of suspended timber construction. The floors in the entrance vestibule, utility room and toilet appear to be solid concrete.</p> <p>An inspection of floor surfaces was severely restricted due to the presence of securely fitted floor coverings. Subfloor areas could not be accessed.</p>

<p>Internal joinery and kitchen fittings</p>	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>Internal joinery generally consists of moulded timber skirting boards, facings, panelled doors and surrounds, most of which would appear to be original.</p> <p>The kitchen has been provided with a range of base and wall mounted cupboard units, with laminated doors and fitted worktops. There is an inset stainless steel sink unit.</p> <p>An additional base cupboard unit, fitted worktop and stainless steel sink have been installed in the utility room.</p>
<p>Chimney breasts and fireplaces</p>	<p>Visually inspected. No testing of the flues or fittings was carried out.</p> <p>A living flame gas fire has been installed in the lounge, set within a marble fireplace with timber surround.</p> <p>A marble fireplace has been retained in the dining room, presently occupied by an electric fire.</p> <p>Original fireplaces elsewhere in the property have been removed and the base of the flues vented.</p>
<p>Internal decorations</p>	<p>Visually inspected.</p> <p>Papered and/or painted finishes have been applied to most wall and ceiling surfaces. The walls in the bathroom have been tiled. Internal joinery has been painted.</p>
<p>Cellars</p>	<p>None.</p>
<p>Electricity</p>	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains electricity is connected, serving 13 amp square pin sockets. The electricity meter and consumer unit are located in the ground floor toilet.</p>
<p>Gas</p>	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances.</p> <p>Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.</p> <p>Mains gas is connected and the external meter box is attached to the left-hand wall of the dwellinghouse.</p>

<p>Water, plumbing and bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Mains water is connected and visible plumbing was generally seen to be copper. There is an insulated PVC cold water storage tank in the roof space.</p> <p>The bathroom has been provided with a coloured suite comprising WC, wash hand basin and standard sized bath. There is a separate shower enclosure, with white shower tray.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Central heating is provided by a gas-fired Potterton Kingfisher boiler, which is situated in the kitchen and serves radiators throughout the property. The heating appear to be controlled by a central programmer, room thermostat and individual thermostatic valves fitted to radiators.</p> <p>Domestic hot water is provided by the central heating boiler, supplemented by an electric immersion system fitted to a factory insulated hot water storage cylinder, located in the dressing room wardrobe.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to the main sewer.</p>

<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No test whatsoever were carried out to any systems or appliances.</p> <p>For security reasons, no comment is made regarding the presence of otherwise of burglar alarm systems.</p> <p>Smoke detectors have been installed in the entrance hall, lounge, dining room and upper landing, with a heat detector in the kitchen.</p> <p>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.</p> <p>Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required.</p> <p>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.</p> <p>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.</p>
<p>Any additional limits to inspection</p>	<p>At the time of inspection, the property was unoccupied and unfurnished. Floor coverings were present throughout the property, severely restricting an inspection of floor surfaces. Subfloor areas could not be accessed.</p> <p>Windows and external doors were not all fully opened or tested.</p> <p>With properties of this type and age, various parts of the structure, such as joists and lintels, are in direct contact with the main external walls, but are hidden from view behind wall linings etc and cannot be seen or reported upon. Those areas which were not inspected cannot be reported as being free from defect, and any comments regarding the condition of the property must be read in this context.</p> <p>The report does not include an asbestos inspection. However, asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor.</p> <p>We do not carry out an inspection for Japanese Knotweed, which 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. We have assumed that there is no Japanese Knotweed within the boundaries of the property or in neighbouring properties. 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.</p>

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.

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:	
Notes:	There is some evidence of past movement having affected the property, with minor settlement cracks in the outer wall of the rear extension and some unevenness within internal door openings. On the basis of a single inspection, this movement is considered to be historic and non-progressive in nature, with little likelihood of further significant movement in the future.

Dampness, rot and infestation	
Repair category:	
Notes:	<p>Patches of moisture were identified in some lower wall plaster, most notably in the rear right-hand corner of the lounge, at the base of the gable wall in the sitting room and within the utility room and toilet.</p> <p>Patches of moisture were identified in upper wall surfaces in some bedrooms, immediately beneath the remaining and former chimney stacks.</p> <p>Part of the ceiling in the kitchen has collapsed, most likely due to a plumbing leak in the bathroom above. It is assumed that this issue has been resolved, although the ceiling requires to be reinstated.</p> <p>Woodworm was identified in some accessible roof timbers.</p> <p>A timber and damp specialist contractor should be instructed to carry out a full inspection of the property and undertake any necessary remedial works and associated repairs.</p> <p>There is evidence to indicate that an injection damp proof course has been inserted into the walls of the original outer stone walls. The existence of any active warranty for this work should be confirmed.</p>

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:	Whilst no significant defects were identified, the lead flashings could not be fully inspected from ground level. Patches of moisture were identified within internal wall surfaces beneath the chimney stack and further investigation is required. It should be ensured that disused flues are fully capped and ventilated.

Roofing including roof space	
Repair category:	2
Notes:	As previously reported, woodworm was identified in some accessible roof timbers, requiring further specialist investigation. There are a number of loose and displaced roof slates requiring routine maintenance. The slate roof coverings may be original and ongoing maintenance should therefore be expected. Insulation within the accessible roof space falls short of current recommendations, which are for a minimum of 270 mm of mineral wool.

Rainwater fittings	
Repair category:	2
Notes:	The rainwater downpipe at the right-hand gable is missing. The PVC rainwater gutter fitted to the rear extension is cracked and the connecting downpipe falls short of extending fully to the surface collection drain. Rainwater conductors should be regularly checked and cleaned out.

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.

Main walls	
Repair category:	2
Notes:	<p>There are several small patches of eroded pointing, which require attention.</p> <p>Whilst no immediate action would appear to be necessary, there is some surface weathering to base stonework, most notably at the left-hand gable.</p>

Windows, external doors and joinery	
Repair category:	2
Notes:	<p>There is some surface weathering to external timber doors, with patches of decay to the frames. Paintwork is weathered and flaking.</p> <p>Windows were not all fully opened or tested, and it should be appreciated that some defects are only evident during certain weather conditions. Within the limitations of the inspection, no significant defects were noted.</p> <p>Windows are of an age and style where a degree of ongoing maintenance should be anticipated to sealed units and opening mechanisms.</p>

External decorations	
Repair category:	2
Notes:	There is some weathered and flaking paintwork.

Conservatories / porches	
Repair category:	
Notes:	Not applicable.

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:	2
Notes:	<p>The garages are dated and suffering from general weathering and deterioration. The roofs are defective or improved condition.</p> <p>The timber framed greenhouse is suffering from weathering and localised decay.</p> <p>A continuing programme of repair and maintenance should be anticipated in respect of outbuildings.</p>

Outside areas and boundaries	
Repair category:	1
Notes:	<p>Whilst no serious issues were identified, continuing maintenance in respect of outside areas and boundaries should be anticipated. The iron railings and gates to the front of the property are affected by corrosion and a lack of recent decorative maintenance.</p>

Ceilings	
Repair category:	2
Notes:	<p>Part of the ceiling in the kitchen has collapsed, most likely due to a plumbing leak in the bathroom above. The ceiling requires to be reinstated.</p> <p>Cracks were identified in some areas of ceiling plaster, generally commensurate with the age of the building. These may be disguised during future redecoration.</p>

Internal walls	
Repair category:	3
Notes:	<p>As previously reported, patches of moisture were identified in some wall surfaces, requiring further specialist investigation.</p> <p>Surface imperfections were identified within some older areas of wall plaster, generally commensurate with age of the building.</p>

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.

Floors including sub-floors

Repair category:

2

Notes:

There are a number of loose and uneven floorboards requiring attention. Moisture in lower wall surfaces can represent a threat to subfloor timbers and moisture related issues need to be addressed without delay.

Internal joinery and kitchen fittings

Repair category:

2

Notes:

Kitchen fittings are dated and suffering from general wear and tear. Prospective purchasers are likely to consider upgrading of kitchen fittings to be desirable.

Internal joinery is generally in fair condition relative to its age, normal wear and tear accepted.

Chimney breasts and fireplaces

Repair category:

1

Notes:

It is assumed that the gas fire in the lounge has been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements. A visual inspection revealed no obvious issues, although the fire was not lit at the time of inspection.

The open fire in the dining room would not appear to have been in recent use. The fireplace and flue should be inspected and tested prior to any proposed future use.

Internal decorations

Repair category:

2

Notes:

Whilst decoration is largely a subjective matter, it is considered likely that most prospective purchasers would wish to undertake a programme of internal redecoration.

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.

Cellars	
Repair category:	
Notes:	None.

Electricity	
Repair category:	2
Notes:	<p>Whilst a visual inspection revealed no serious issues, some aspects of the electrical installation are dated and may not fully meet current electrical standards.</p> <p>It should be noted that relevant trade associations recommend that electrical installations be checked every five years or on change of ownership, in order to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.</p> <p>There is no evidence of recent testing of the electrical system and a competent electrical contractor should therefore be instructed to test the installation.</p>

Gas	
Repair category:	2
Notes:	<p>In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.</p> <p>Trade bodies governing gas installations currently advise that gas appliances should be tested prior to change in occupancy and thereafter at least once a year by a Gas Safe registered contractor. It is assumed that gas appliances comply with relevant regulations.</p>

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:

Part of the ceiling in the kitchen has collapsed, most likely due to a plumbing leak in the bathroom above. Plumbing installations should be checked by a qualified plumber as a precaution.

Bathroom fittings are dated and prospective purchasers may consider upgrading to be desirable.

Heating and hot water

Repair category:

2

Notes:

It is assumed that the central heating and hot water systems have been properly installed and maintained in accordance with all current regulations, with particular emphasis on flueing and ventilation requirements.

Failure to regularly test and service central heating boilers and associated fittings can increase safety risks and reduce efficiency. The most recent date of servicing should therefore be confirmed, prior to making a commitment to purchase.

The central heating boiler is dated. Informed opinion suggests that boilers have a life expectancy of between 10 and 20 years, depending on the quality of the boiler and whether or not regular maintenance has been carried out. Future repair or replacement should be anticipated.

Drainage

Repair category:

1

Notes:

A surface inspection within the immediate vicinity of the property revealed no obvious issues.

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	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories / porches	
Communal areas	
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	2
Internal walls	3
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	2
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 and first floors
2. Are there three steps or fewer to a main entrance door of the property?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
3. Is there a lift to the main entrance door of the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
4. Are all door openings greater than 750mm?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
5. Is there a toilet on the same level as the living room and kitchen?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
6. Is there a toilet on the same level as a bedroom?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
7. Are all rooms on the same level with no internal steps or stairs?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> 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

The assumed tenure is absolute ownership.

Roads and footpaths within the vicinity of the property have been made up and are believed to be maintained at public expense.

There would not appear to have been any recent physical amendments made to the property (within the past 20 years) for which local authority consent is likely to have been required.

There is evidence to suggest that an injection damp proof course has been incorporated within the original outer stone walls of the dwellinghouse. Any active warranty for this work should be transferred at the date of sale.

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

Estimated re-instatement cost (£) for insurance purposes

£1,470,000

One Million Four Hundred and Seventy Thousand Pounds. 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.

Valuation (£) and market comments

£310,000

The market value of the property as described in this report is Three Hundred and Ten Thousand Pounds.

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:	Simon Allen, Bsc MRICS
Company name:	Dumfries - Allied Surveyors Scotland Ltd
Address:	35 Buccleuch Street Dumfries DG1 2AB
Signed:	Electronically Signed: 314317-26356689-8508

Date of report:

19/05/2026