SHEPHERD

CHARTERED SURVEYORS

All Angles Covered

Residential | Commercial | Property & Construction

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SHEPHERD

CHARTERED SURVEYORS

survey report on:

Property address 2g Whitehouse Way
Gorebridge EH23 4FP
Customer Scott Briggs
Customer address 2g Whitehouse Way

Gorebridge EH23 4FP
Prepared by Shepherd Chartered Surveyors
Date of inspection 18/09/2026
www.shepherd.co.uk

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 Seller's Agent or relative to the property, they will be obliged to indicate this by marking the adjacent box.
The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.
The Report will identify the nature and source of information relied upon in its preparation.
The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.
Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of

Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.
The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

X

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

The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.
If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.
Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.
The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:
the Seller;
any person(s) noting an interest in purchasing the Property from the Seller;
any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
the Purchaser; and
the professional advisers of any of these.
The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

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

they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.10 DEFINITIONS

the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;

the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;

the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;

the "Market Value" *is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

the parties had each acted knowledgeably, prudently and without compulsion;
the "Property" is the property which forms the subject of the Report;
the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*
All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.
The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.
Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.
The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

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

being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.
Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.
1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.
2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
3 Category 1: No immediate action or repair is needed.
WARNING: If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.
Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

communal grounds, parking areas, and other facilities;
There are no particularly troublesome or unusual legal restrictions;
There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.
Any additional assumption, or any found not to apply, is reported.
"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).
Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.
All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.
The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.
Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.
Description The property comprises a purpose built second floor flat in a three-storey block. At the date of inspection, the property was occupied, fully furnished and the floors were covered throughout.
Accommodation SECOND FLOOR: Entrance Hall, Living Room, Kitchen, Bedroom and Bathroom (with WC).
Gross internal floor area (m2) The gross internal floor area is 56m2, or thereby.
Neighbourhood and location The property is situated in an established residential area of mixed style properties within the Midlothian commuter village of Gorebridge and convenient for local amenities.
Age 2013 or thereby.
Weather Dull and overcast.
Chimney stacks Not applicable.

Roofing including roof space **Sloping roofs were visually inspected with the aid of binoculars where appropriate.**
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.
The roof is of pitched design overlaid in tile work under a central tiled ridge.
Access to the main roof void was gained via a hatch in the entrance hall ceiling. A restricted inspection of the roof void area was carried out due to the presence of a thick layer of insulation throughout and the presence of storage items.

Rainwater fittings **Visually inspected with the aid of binoculars where appropriate.**
The rainwater goods fitted to the main eaves are of PVC design with PVC downpipes.

Main walls **Visually inspected with the aid of binoculars where appropriate.**
Foundations and concealed parts were not exposed or inspected.
The main walls appear to be of modern load bearing timber frame construction with a masonry external leaf with roughcast and pointed synthetic stone finishes.
Windows, external doors and joinery **Internal and external doors were opened and closed where keys were available.**
Random windows were opened and closed where possible.
Doors and windows were not forced open.
The windows throughout are to uPVC, double glazed design. Access to the subject property is via an entrance door of timber design.
External decorations **Visually inspected.**
uPVC and painted finishes noted.

Conservatories / porches Not applicable.
Communal areas **Circulation areas visually inspected.**
The subject property is accessed via a communal stairwell with flooring being to solid screed construction with plastered and painted walls. Access from the ground floor to the upper levels is via a solid screed return design staircase incorporating a metal handrail. Access to subject property is via doors of composite design incorporating glazed inserts. The property benefits from a secure entry phone system.
Garages and permanent outbuildings **Visually inspected.**
There are communal bike/bin stores to the rear elevation of block construction with a pitched and tiled roof.
Outside areas and boundaries **Visually inspected.**
There are shared garden grounds surrounding the subject block with boundaries being defined by a mixture of timber fencing, open plan and hedging. The gardens are laid to a mixture of

grass, paving and chips.
The subject property benefits from an allocated parking space within the residents parking area, which is laid to monoblock.
Ceilings Visually inspected from floor level.
The ceilings appear to be to plasterboard linings throughout.
Internal walls Visually inspected from floor level.
Using a moisture meter, walls were randomly tested for dampness where considered appropriate.
The internal walls appear to be to plasterboard linings throughout.
Floors including sub floors Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
The flooring throughout is of suspended timber construction.
No access was available to any sub-floor areas.

Internal joinery and kitchen fittings Built-in cupboards were looked into but no stored items were moved.
Kitchen units were visually inspected excluding appliances.
The kitchen units are to a range of built-in wall and base units and provide adequate worktop and storage areas. The internal doors are to timber panel design.
Chimney breasts and fireplaces Not applicable.
Internal decorations Visually inspected.
Paintwork and tile work noted.
Cellars Not applicable.
Electricity 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.
Mains supply. The electric meter and fuse board are wall mounted to a cupboard within the kitchen.
Gas 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.
Mains supply.

Water, plumbing, bathroom fittings 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.
Mains supply.
There is a sink unit within the kitchen.
SANITARY ARRANGEMENTS
Three is a three-piece suite and over bath electric shower within the bathroom.
Heating and hot water **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.
The property benefits from a gas fired central heating system with the boiler being wall mounted to a built-in cupboard within the kitchen. It is presumed the gas fired boiler provides the hot water supply.
Drainage **Drainage covers etc. were not lifted.**
Neither drains nor drainage systems were tested.
Connected to the main public sewer which is adopted by the local authority.
Fire, smoke and burglar alarms **Visually inspected.**
No tests whatsoever were carried out to the system or appliances.
All Scottish homes require a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon- fuelled appliance such as a boiler, open fire or wood burner, a carbon monoxide detector is also required. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.

Any additional limits to inspection **For flats / maisonettes**
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.
The property was occupied, fully furnished and had fitted floor coverings, therefore no detailed inspection was possible of the floors and accordingly, no comment can be made on their condition. Internal cupboards were generally filled with storage items. No access was available beneath sanitary or kitchen fittings.
Windows and external doors were not all fully opened or tested.
No access was available to any sub-floor areas.

Full and safe access was not available to the roof void area due to the presence of a thick layer of insulation throughout and the presence of storage items.
A limited damp inspection was carried out due to the presence of wall linings, fittings and storage items. No comment can be made on the condition of the fabric behind any wall linings or those areas were unable to inspect.
This should not be construed as a detailed and intrusive structural survey.
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.

2. Condition

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

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.

Repair category 1
Notes There was no evidence of significant structural movement within the limitations of our inspection.

Repair category 1
Notes Damp meter readings were taken where considered appropriate within the property and moisture levels were found to be within an acceptable range. A limited damp inspection was carried out due to the presence of wall linings, fittings and storage items. No comment can be made on the condition of the fabric behind any wall linings or those areas were unable to inspect.

Repair category N/A
Notes Not applicable.

Repair category 1
Notes No significant defects were noted at the time of inspection. Roofing contractors recommend that roof coverings are inspected regularly in order to ensure they

remain watertight. We recommend a precautionary check of the roof including roof void areas is undertaken prior to purchase, especially after adverse weather conditions, by a qualified roofing contractor who can provide further advice on any necessary remedial/maintenance works required.

Repair category 1
Notes Within the limitations of our inspection rainwater goods were seen to be free from significant defect.
We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.

Repair category 1
Notes Within the limitations of our inspection, no significant defects were noted, however normal levels of maintenance are recommended.

Repair category 1
Notes 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 our inspection, no significant defects were noted. A precautionary check of all windows and doors is recommended prior to purchase. Any checks should be undertaken by a qualified glazing contractor who can provide advice on any necessary remedial/maintenance works required.

Repair category 1
Notes Paint finished and decorated external surfaces will require redecoration on a regular basis.

Repair category N/A
Notes Not applicable.

Repair category 1
Notes We understand the communal areas are maintained by a factor contract.
Enquires should be made to ascertain the arrangement and cost associated prior to purchase.

Repair category 1
Notes Normal maintenance will be required to the bike/bin stores.

Repair category 1
Notes Boundary walls and fences should be regularly checked and maintained as necessary.
There are retaining walls to the rear elevation. These appear to be in sound condition at present but should be regularly checked and maintained in good condition to prevent landslip.
We understand the communal garden grounds and surface car parking are maintained by a factor contract. Enquires should be made to ascertain the arrangement and cost associated prior to purchase.

Repair category 1
Notes Within the limitations of our inspection no significant defects were noted.

Repair category 1
Notes Within the limitations of our inspection no significant defects were noted.

Repair category 1
Notes Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.

Repair category 1
Notes Within the limitations of our inspection no significant defects were noted.

Repair category N/A
Notes Not applicable.

Repair category 1
Notes Within the limitations of our inspection no significant defects were noted.

Repair category N/A
Notes Not applicable.

Repair category 1
Notes It is presumed the electrical system is regularly serviced and checked by a qualified contractor and currently complies with the current regulations.
The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations. A precautionary check of the electrical system is always recommended prior to purchase by a qualified electrician. No tests were carried out by this firm.

Repair category 1
Notes The gas supply has not been tested however, it is presumed to be free of defect.
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.

Repair category 1
Notes No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. 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. We presume the sealants around the sanitary fittings are functional and no defects are present to the adjacent areas. A precautionary check of the areas below and adjacent to the sanitary fittings is always recommended prior to purchase as these areas are prone to leakage.

Repair category 1
Notes It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system. A precautionary check of the heating system is always recommended prior to purchase. No tests were carried out by this firm.

Repair category 1
Notes All foul and surface water drainage is assumed to be to the main public sewer. A precautionary check of the drainage system is always recommended prior to purchase. No tests were carried out by this firm.

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

Structural movement 1
Dampness, rot and infestation 1
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.
Chimney stacks N/A
Roofing including roof space 1
Rainwater fittings 1
Main walls 1

Windows, external doors and joinery 1
Repairs or replacement requiring
External decorations 1
future attention, but estimates are still advised.
Conservatories/porches N/A

Communal areas 1
No immediate action or repair is Garages and permanent outbuildings 1
needed.
Outside areas and boundaries 1
Ceilings 1
Internal walls 1
Floors including sub-floors 1
Internal joinery and kitchen fittings 1
Chimney breasts and fireplaces N/A
Internal decorations 1
Cellars N/A
Electricity 1
Gas 1
Water, plumbing and bathroom fittings 1
Heating and hot water 1
Drainage 1
Remember The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.
Warning If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. Accessibility information

Guidance notes on accessibility information
Three steps or fewer to a main entrance door of the property: In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.
Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.
1. Which floor(s) is the living accommodation on? Second.
2. Are there three steps or fewer to a main entrance door of the property? Yes No X

3. Is there a lift to the main entrance door of the property? Yes No X

4. Are all door openings greater than 750mm? Yes X No

5. Is there a toilet on the same level as the living room and kitchen? Yes X No

6. Is there a toilet on the same level as a bedroom? Yes X No

7. Are all rooms on the same level with no internal steps or stairs? Yes No X

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 reinstatement cost for insurance purposes.

The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.
A factoring/maintenance charge may be in operation, any documentation in this regard should be sought and examined.
The subject property is situated in a former coal mining area.
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.
Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed through an inspection of the Title Deeds.
Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £170,000 (ONE HUNDRED AND SEVENTY THOUSAND POUNDS STERLING).
This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £150,000 (ONE HUNDRED AND FIFTY THOUSAND POUNDS STERLING).
Signed *Allan Featherstone*

Report author Allan Featherstone
Company name J & E Shepherd Chartered Surveyors
Address 63 St Andrew Street
Dalkeith EH22 1BP
Date of report 18/09/2026

www.shepherd.co.uk

Address 2g Whitehouse Way, Gorebridge, EH23 4FP Seller's Name Scott Briggs Date of Inspection 18/09/2026

Property Type House Bungalow Purpose built maisonette Converted maisonette
X Purpose built flat Converted flat Tenement flat Flat over non-residential use
Other (specify in General Remarks) Property Style Detached Semi detached Mid terrace End terrace
Back to back High rise block X Low rise block Other (specify in General Remarks)
Does the surveyor believe that the property was built for the public sector, e. g. local authority, military, police?
Yes X No
Flats/Maisonettes only Floor(s) on which located Second. No. of floors in block 3 Lift provided? Yes X No
No. of units in block 9 Approximate Year of Construction 2013

X Absolute Ownership Other

Number of Rooms 1 Living room(s) 1 Bedroom(s) 1 Kitchen(s)
1 Bathroom(s) 0 WC(s) 0 Other (Specify in General remarks)
Gross Floor Area (excluding garages and outbuildings) 56 m2 (Internal) m2 (External)
Residential Element (greater than 40%) X Yes No

Single garage Double garage X Parking space No garage / garage space / parking space
Available on site? X Yes No
Permanent outbuildings:
None.

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

Has the property suffered structural movement? Yes X No If Yes, is this recent or progressive? Yes No Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?

 Yes X No

If Yes to any of the above, provide details in General Remarks.

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks

Drainage X Mains Private None Water X Mains Private None Electricity X Mains Private None Gas X Mains Private None

Central Heating X Yes Partial None Brief description of Central Heating and any non mains services:

Gas fired to radiators.

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Residential suburb Residential within town / city Mixed residential / commercial Shared service connections
X Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Has the property been extended / converted / altered? Yes X No If Yes provide details in General Remarks.

X Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

At the date of inspection, the property was in a condition generally consistent with its age and type of construction.
The subjects form part of a block of flats and it has been assumed that maintenance/repair costs of the common parts of the building will be shared on an equitable basis with adjoining proprietors. It is therefore assumed that the cost of common repairs detailed within the report will be apportioned accordingly although exact liability should be confirmed.
A factoring/maintenance charge may be in operation, any documentation in this regard should be sought and examined.
The subject property is situated in a former coal mining area.
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.
Rights of access, land ownership and maintenance liabilities around the periphery of the subjects should be confirmed through an inspection of the Title Deeds.
Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

None noted at the date of inspection.
Estimated cost of essential repairs
Retention recommended? Yes X No
Retention amount

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

Market value in present condition £ 150,000 Market value on completion of essential repairs £

Insurance reinstatement value £ 170,000

(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)

Is a reinspection necessary? Yes X No

Signed *Allan Featherstone*

Electronically signed :- 21/09/2026 17:10 Surveyor's name Allan Featherstone Professional qualifications BSc, MSc, MRICS

Company name J & E Shepherd Chartered Surveyors Address 63 St Andrew Street, Dalkeith, EH22 1BP Telephone 0131 663 2780 Email Address dalkeith@shepherd.co.uk Date of Inspection 18/09/2026

You can use this document to:

2G WHITEHOUSE WAY, GOREBRIDGE, EH23 4FP

Dwelling type: Top-floor flat **Date of assessment:** 18 September 2026 **Date of certificate:** 21 September 2026 **Total floor area:** 56 m2 **Primary Energy Indicator:** 118 kWh/m2/year

Reference number: 0182-2258-1413-2296-6765 **Type of assessment:** RdSAP, existing dwelling **Approved**

Organisation: Elmhurst **Main heating and fuel:** Boiler and radiators, mains gas

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**

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

Very energy efficient - lower running costs **Current Potential**

(69-80) (55-68) (39-54 (21-38) (1-20) Not energy efficient - higher running costs

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 C (78)**. 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.

Very environmentally friendly - lower CO_2 emissions **Current Potential**

(92 plus) **(81-91)** **(69-80)** **(55-68)** **(39-54**

Not environmentally friendly - higher CO_2 emissions

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 B (87)**
The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

There are currently no improvement measures recommended for your 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 Timber frame, as built, insulated (assumed)
Roof Pitched, 270 mm loft insulation
Floor (another dwelling below)
Windows Fully double glazed
Main heating Boiler and radiators, mains gas
Main heating controls Programmer, room thermostat and TRVs
Secondary heating None
Hot water From main system
Lighting Good lighting efficiency

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.

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 20 kg CO_2/m2/yr.
The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 1.1 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Current energy costs Potential energy costs
Heating £1,044 over 3 years £1,044 over 3 years
Hot water £705 over 3 years £705 over 3 years
Lighting £120 over 3 years £120 over 3 years
Totals £1,869 £1,869

Potential future savings
Not applicable
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.

None

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)	2,699.51	N/A	N/A	N/A
Water heating (kWh per year)	1,949.23			

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. Allan Featherstone Assessor membership number: EES/018830 Company Address:

name/trading name: J 12 & Atholl E Shepherd Crescent Edinburgh Phone number: EH3 0131 8HA 225 1234 Email

address: edinburgh@shepherd.co.uk 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.

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

Property address 2g Whitehouse Way
Gorebridge EH23 4FP
Seller(s) Scott Briggs
Completion date of property questionnaire 21/09/2026
1

Note for sellers

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

Information to be given to prospective buyer(s)

1. Length of ownership
How long have you owned the property? 12
2. Council tax
Which Council Tax band is your property in? C
3. Parking
What are the arrangements for parking at your property?
(Please tick all that apply)
• Garage No
• Allocated parking space Yes
• Driveway No
• Shared parking No
• On street No
• Resident permit No
• Metered Parking No
• Other (please specify):
4. Conservation area
Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?
2
No

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)?
3
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)?
If you have answered yes, please describe below the changes which you have made:
No

(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?
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?
If you have answered yes, please answer the three questions below:
No
(i) Were the replacements the same shape and type as the ones you replaced?
(ii) Did this work involve any changes to the window or door openings?
(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).
If you have answered yes or partial – what kind of central heating is there? (Examples: gas-fired, solid fuel, electric storage heating, gas warm air).
Gas
Yes

If you have answered yes, please answer the three questions below:
i) When was your central heating system or partial central heating system installed?
2014
(ii) Do you have a maintenance contract for the central heating system?
If you have answered yes, please give details of the company with which you have a maintenance contract:
4
No
(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?
No
9. Issues that may have affected your property

a. Has there been any storm, flood, fire or other structural damage to the property while you have owned it?
No
If you have answered yes, is the damage the subject of any outstanding insurance claim?
b. Are you aware of the existence of asbestos in your property?
If you have answered yes, please give details:
No
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 Yes British Gas
Water mains or private water supply Yes Scottish Water
Electricity Yes British Gas
Mains drainage Yes Local Authority
Telephone No

Cable TV or satellite Yes Sky
Broadband Yes Talk talk
b. Is there a septic tank system at your property?
If you have answered yes, please answer the two questions below:
5
No
(i) Do you have appropriate consents for the discharge from your septic tank?
(ii) Do you have a maintenance contract for your septic tank?
If have answered yes, 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:
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:
Not Applica ble
c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property?
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:
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:
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 privately-owned.)
If you have answered yes, please give details:
No

12. Charges associated with the 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:
Roughly £100 Per quarter
6
Yes
b. Is there a common buildings insurance policy? Don't know
If you have answered yes, is the cost of the insurance included in monthly/annual factor's charges?
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 work
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?
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.
No
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?
If you have answered yes, please give details:
No
c. If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?
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 Don't know
(ii) Roofing Don't know

(iii) Central heating Don't know
(iv) National House Building Council (NHBC) Don't know
(v) Damp course Don't know
(vi) Any other work installations? (for example, cavity wall installation, underpinning, indemnity policy)
7
Don't know
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? If you have answered yes, please give details:
No
15. Boundaries
So far as you are aware, has any boundary of your property been moved in the last 10 years?
If you have answered yes, please give details:
No
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?
No
b. that affects your property in some other way? No
c. that requires you to do any maintenance, repairs or improvements to your property?
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
Name(s): Scott Briggs
Date: 21/09/2026