espc:home report

SIMPSON
&MARWICK

14 Ibris Place
North Berwick
EH39 4DF
30/07/2026

Home Report Index

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ALLIED SURVEYORS SCOTLAND

Home Report

14 IBRIS PLACE

NORTH BERWICK

EH39 4DF

Offices throughout Scotland

alliedsurveyorsscotland.com

PART 1.

SINGLE SURVEY

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



Survey report on:

Surveyor Reference	XP164644 AJH/KK

Customer	Mr. G RIxon

Selling address	14 Ibris Place North Berwick EH39 4DF

Date of Inspection	17/07/2026

Prepared by	Alasdair Hutchison, MA Hons MRICS Edinburgh - Allied Surveyors Scotland Ltd

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 is a purpose built flat situated on the ground floor of a four-storey block containing 22 flats.
Accommodation	The property layout consists of a hallway, living room, and kitchen, followed by two bedrooms—bedroom 1 including an en-suite shower room, and bedroom 2—as well as a separate bathroom.
Gross internal floor area (m2)	The gross internal floor area of the property is approximately 110m².
Neighbourhood and location	The property is situated within the residential area of North Berwick, a well-established town known for its mix of property types, including detached and semi-detached houses, as well as traditional cottages. The surrounding landscape is characterised by its coastal setting, with the town positioned along the shoreline. Local amenities are located adjacent to the property, providing convenient access to shops, services, and other facilities. North Berwick benefits from established transport links, including rail and road connections to nearby towns and cities.
Age	The property is approximately 20 years old.
Weather	At the time of the inspection, the weather conditions were dry.
Chimney stacks	The chimney stacks at the property are constructed from brick or block and finished with roughcast. The chimney stacks are assumed to be decorative. The chimney stacks were visually inspected with the aid of binoculars where required.

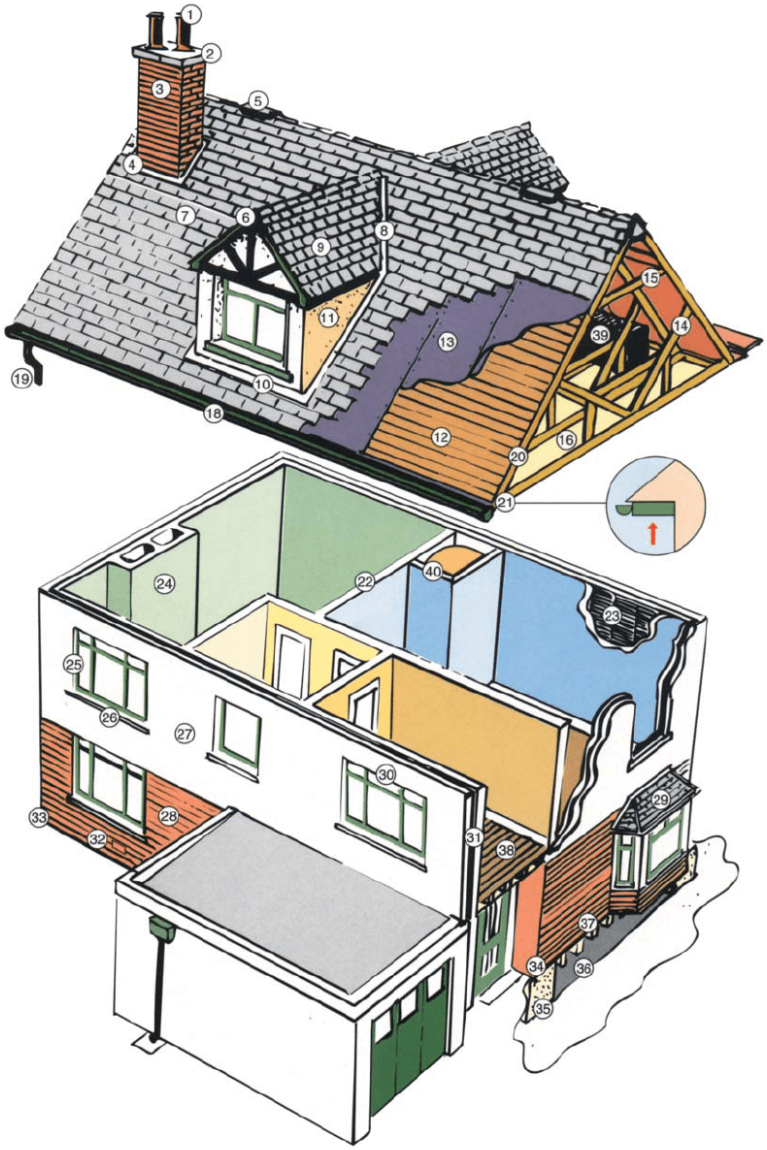
Roofing including roof space	The main roof is of pitched and flat construction, with the pitched sections overlaid with concrete tiles and the flat sections presumed to be finished with single ply membrane or similar. Sloping roofs were visually inspected with the aid of binoculars where required. Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally. Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. There was no access to the roof space, so the frame is assumed to be timber joists and rafters. Roofs are prone to water penetration during adverse weather but it is not always possible for surveyors to identify this likelihood in good or dry weather. All roofs should be inspected and repaired by reputable tradesmen on an annual basis and especially after storms.
Rainwater fittings	The property is fitted with uPVC gutters and uPVC downpipes. Rainwater fittings were visually inspected with aid of binoculars where required.
Main walls	The main walls of the property are assumed to be of cavity construction, built from brick and block. These walls are finished externally with synthetic stone and roughcast. It is likely there is an internal steel frame. Foundations and concealed parts were not exposed or inspected. Walls were visually inspected with the aid of binoculars where required.
Windows, external doors and joinery	The windows in the property are original uPVC tilt and turn units with double glazing. The external doors are of timber construction. The soffits and fascias are constructed from uPVC. Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Windows, external doors and joinery were visually inspected.
External decorations	The external decorations at the property consist of painted surfaces. External decorations were visually inspected.
Conservatories / porches	Not applicable.
Communal areas	Access is from a communal entrance with secure entry, lift access, and stair access. Circulation areas visually inspected.
Garages and permanent outbuildings	Not applicable.
Outside areas and boundaries	The outside areas of the property include the front, side, and rear, featuring a communal garden and an allocated parking space. The boundaries are defined by timber fencing, masonry walls, and metal railings. Outside areas and boundaries were visually inspected.

Ceilings	The ceilings in the property are constructed with plasterboard. Ceilings were visually inspected from floor level and a damp meter was used.
Internal walls	The internal wall construction in the property is plasterboard. Internal walls were visually inspected from floor level and a damp meter was used.
Floors including sub floors	The floors are of solid construction. There is a sub-floor space; however, no inspection took place as there was no access. Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.
Internal joinery and kitchen fittings	The internal joinery throughout the property is constructed from timber. The fittings in the kitchen comprise fitted wall units, base units, work surfaces, and a stainless steel sink, all in an original style. Internal joinery and kitchen fittings were visually inspected. No stored items were moved during the inspection.
Chimney breasts and fireplaces	Not applicable.
Internal decorations	The internal decorations identified consist of painted finishes. Internal decorations were visually inspected.
Cellars	Not applicable.
Electricity	The property is served by a mains electricity supply, with the consumer unit located in the hallway cupboard. The wiring is described as modern and, where visible, is covered in PVC. Circuit breakers are installed as protection devices. The electrics were inspected by visual means only, with no tests carried out. Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the Surveyor will state that in the report and will not turn them on.
Gas	The property is supplied with mains gas, with the gas meter located in the kitchen. No tests were carried out on the gas system during the inspection. Accessible parts of the system were visually inspected without removing fittings. 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. All gas appliances should be tested and thereafter regularly maintained by a Gas Safe registered contractor.

Water, plumbing and bathroom fittings	The property benefits from a mains water supply. The plumbing system is of modern construction and utilises both PVC and copper pipework. The bathroom contains a four-piece suite comprising a toilet, wash-hand basin, and bath, as well as a separate shower cubicle. The en-suite shower room attached to Bedroom 1 includes a toilet, wash-hand basin, and shower cubicle. Visual inspection of the accessible pipework, water tanks, cylinders and fittings was carried out without removing any insulation. No tests whatsoever were carried out to the system or appliances. Concealed areas around baths and shower trays cannot be inspected however water spillage over a period of time can result in unexpected defects to hidden parts of the building fabric.
Heating and hot water	The property is heated by a full gas central heating system with a boiler located in the kitchen, providing both heating and hot water directly from the main system. Radiators are installed as part of the heating provision. Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. It is recommended good practice that gas boilers are serviced on an annual basis by an appropriately qualified person. The boiler's service history should be checked by referring to the service records. If there is no record of a recent service, the boiler should be checked by an appropriately qualified person.
Drainage	The property is served by mains drainage, with waste being discharged into the main sewer. No tests were carried out on the drainage system. Drainage covers etc. were not lifted. Neither drains nor drainage systems were tested. Drainage was visually inspected.
Fire, smoke and burglar alarms	Smoke and burglar alarms are present within the property. These were inspected visually. No test whatsoever were carried out to any systems or appliances. There is now a requirement in place for compliant interlinked fire, smoke and heat detectors in residential properties. The new fire smoke and alarm standard came into force in Scotland in February 2022, requiring a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also requires to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon fuelled appliance such as a boiler, open fire or wood burner etc. a carbon monoxide detector is also required. The surveyor will only comment on the presence of a smoke detector etc. but will not test them, ascertain if they are in working order, interlinked and / or fully compliant with the fire and smoke alarm standard that was introduced in 2022. We have for the purposes of the report, assumed the system is fully compliant, if not then the appropriate compliant system will required to be installed prior to sale. This of course should be confirmed by your legal advisor.

Any additional limits to inspection	On the day of inspection, the property was occupied, unfurnished, and floors fully covered. The external fabric of the building was inspected from ground level only. Not all aspects of the building could be inspected and, therefore, no comment can be made on unseen areas. Only the subject flat and internal communal areas giving access to the flat were inspected. If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the Surveyor will assume that there are no defects that will have a material effect on the valuation. The building containing the flat, including any external communal areas, was visually inspected only to the extent that the Surveyor is able to give an opinion on the general condition and standard of maintenance. An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.

Sectional Diagram showing elements of a typical house



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

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

2. CONDITION

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

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

Structural movement	
Repair category:	1
Notes:	There was no obvious evidence of any significant structural movement noted within the visible building fabric.

Dampness, rot and infestation	
Repair category:	1
Notes:	There was no obvious evidence of any significant levels of dampness, rot or infestation noted within the property on the day of inspection.

Chimney stacks	
Repair category:	1
Notes:	No obvious significant defects were noted.

Roofing including roof space	
Repair category:	2
Notes:	Wear and tear was noted to include a number of chipped and slightly slipped tiles. Localised weathered and chipped cement bedding was noted. On-going maintenance to a roof of this age and type should be anticipated.

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.

Rainwater fittings	
Repair category:	1
Notes:	No obvious significant defects were noted. We would advise that the rainwater fittings should be monitored during heavy rainfall and, if any leakage occurs, repairs should be anticipated.

Main walls	
Repair category:	1
Notes:	No obvious significant defects were noted.

Windows, external doors and joinery	
Repair category:	1
Notes:	No obvious significant defects were noted. It should be appreciated that double glazed sealed units do have a limited life expectancy and defective seals can lead to condensation between the panes, making replacement of the units necessary. This can sometimes only be obvious during adverse weather conditions.

External decorations	
Repair category:	1
Notes:	No obvious significant defects were noted.

Conservatories / porches	
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.

Communal areas	
Repair category:	1
Notes:	No obvious significant defects were noted.

Garages and permanent outbuildings	
Repair category:	
Notes:	Not applicable.

Outside areas and boundaries	
Repair category:	1
Notes:	No obvious significant defects were noted.

Ceilings	
Repair category:	1
Notes:	No obvious significant defects were noted.

Internal walls	
Repair category:	1
Notes:	No obvious significant defects were noted.

Floors including sub-floors	
Repair category:	1
Notes:	No obvious significant defects were noted.

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

Internal joinery and kitchen fittings	
Repair category:	1
Notes:	No obvious significant defects were noted, apart from some wear and tear.

Chimney breasts and fireplaces	
Repair category:	
Notes:	Not applicable.

Internal decorations	
Repair category:	1
Notes:	No obvious significant defects were noted.

Cellars	
Repair category:	
Notes:	Not applicable.

Electricity	
Repair category:	1
Notes:	No obvious significant defects were noted.

Gas	
Repair category:	1
Notes:	No obvious significant defects were noted.

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:	1
Notes:	No obvious significant defects were noted.

Heating and hot water	
Repair category:	1
Notes:	No obvious significant defects were noted.

Drainage	
Repair category:	1
Notes:	At the time of our inspection, we did not lift any drainage inspection covers or carry out any drainage tests, and we cannot therefore comment with any authority on the condition of the drainage system. We would add that there was no evidence on the surface to suggest any major problems in this connection, but if you wish further investigations undertaken, then a competent plumber should be instructed.

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories / porches	
Communal areas	1
Garages and permanent outbuildings	
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	
Internal decorations	1
Cellars	
Electricity	1
Gas	1
Water, plumbing and bathroom fittings	1
Heating and hot water	1
Drainage	1

Remember

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

Warning

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

3. ACCESSIBILITY INFORMATION

Guidance Notes on Accessibility Information

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

Unrestricted parking within 25 metres: For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coinoperated machines.

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

4. VALUATION AND CONVEYANCER ISSUES

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

Matters for a solicitor or licensed conveyancer
The valuation assumes that the flat is burdened with a fair share of the cost of common repairs to the building of which it forms a part. Checks should be made as to whether there is a factor in place. A factor will be able to advise on any up and coming or ongoing costs/repairs. We have been informed there is an allocated parking space to the side of the building. Where items of maintenance or repair have been identified, the purchaser, should, prior to purchase, satisfy themselves as to the costs and implications of these issues. Right of access, land ownership and maintenance liability around the subject building should be confirmed with an inspection of the Title Deeds. Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a Category 1 rating is used this means that the building must continue to be maintained in the normal way. It is recommended that where repairs, defects or maintenance items have been identified within this report that interested parties make appropriate enquiries in order to satisfy themselves of potential costs or the extent of works required prior to submitting a legal offer to purchase.

Estimated re-instatement cost (£) for insurance purposes
£330,000 The estimated reinstatement cost for insurance purposes is £330,000 (Three Hundred And Thirty Thousand Pounds Sterling). This is for the subject property only and is given solely as a guide, as it is assumed the building as a whole is insured under a single policy. It is recommended that the figure is reviewed annually and in light of any future alterations or additions to ensure that you have adequate cover. Alternatively you should seek specialist advice from your insurer.This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction, on a reinstatement basis, assuming reconstruction of the property in its existing design and materials. Finishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees.

Valuation (£) and market comments
£475,000 The market value for the outright ownership interest of the property described in the report is £475,000 (Four Hundred and Seventy-Five Thousand Pounds Sterling). 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:	Alasdair Hutchison, MA Hons MRICS
Company name:	Edinburgh - Allied Surveyors Scotland Ltd

Address:	22 Walker Street Edinburgh EH3 7HR
Signed:	Electronically Signed: 319311-d63c6097-fc86
Date of report:	17/07/2026

PART 2.

MORTGAGE VALUATION **REPORT**

Includes a market valuation of the property.



Mortgage Valuation Report

Mortgage Valuation Report			
Property:	14 Ibris Place North Berwick EH39 4DF	Client: Mr. G RIxon Tenure: Absolute ownership	
Date of Inspection:	17/07/2026	Reference:	AJH

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

1.0	**LOCATION**
The property is situated within the residential area of North Berwick, a well-established town known for its mix of property types, including detached and semi-detached houses, as well as traditional cottages. The surrounding landscape is characterised by its coastal setting, with the town positioned along the shoreline. Local amenities are located adjacent to the property, providing convenient access to shops, services, and other facilities. North Berwick benefits from established transport links, including rail and road connections to nearby towns and cities.	

2.0	**DESCRIPTION**	**2.1 Age:**	The property is approximately 20 years old.	
The property is a purpose built flat situated on the ground floor of a four-storey block containing 22 flats.				

3.0	**CONSTRUCTION**
The main walls of the property are assumed to be of cavity construction, built from brick and block. These walls are finished externally with synthetic stone and roughcast. It is likely there is an internal steel frame. The main roof consists of both pitched and flat sections, with concrete tiles used as the overlay for the pitched areas and a single ply membrane for the flat sections.	

4.0	**ACCOMMODATION**
The property layout consists of a hallway, living room, and kitchen, followed by two bedrooms—bedroom 1 including an en-suite shower room, and bedroom 2—as well as a separate bathroom.	

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

6.0	**OUTBUILDINGS**
Garage:	None
Others:	None

7.0	**GENERAL CONDITION -** *A building survey has not been carried out, nor has any inspection been made of any woodwork, services or other parts of the property which were covered, unexposed or inaccessible. The report cannot therefore confirm that such parts of the property are free from defect. Failure to rectify defects, particularly involving water penetration may result in further and more serious defects arising. Where defects exist and where remedial work is necessary, prospective purchasers are advised to seek accurate estimates and costings from appropriate Contractors or Specialists before proceeding with the purchase. Generally we will not test or report on boundary walls, fences, outbuildings, radon gas or site contamination.*

The general condition of the property appears consistent with its age and type of construction, but some works of repair and maintenance are required.

Internally and externally, the property/building has been well maintained, although some routine maintenance should be anticipated as would be expected in any property/building of this age and type.

8.0	**ESSENTIAL REPAIR WORK** *(as a condition of any mortgage or, to preserve the condition of the property)*
8.1 Retention recommended:	
9.0	**ROADS & FOOTPATHS**

Made up and assumed adopted.

10.0	**BUILDINGS INSURANCE (£):**	£330,000	**GROSS EXTERNAL FLOOR AREA**	120	**Square metres**
	This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a re-instatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during re-construction and no allowance has been made for VAT, other than on professional fees. Further discussions with your insurers is advised.				
11.0	**GENERAL REMARKS**				

The valuation assumes that the flat is burdened with a fair share of the cost of common repairs to the building of which it forms a part. Checks should be made as to whether there is a factor in place. A factor will be able to advise on any up and coming or ongoing costs/repairs.

We have been informed there is an allocated parking space to the side of the building.

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

Right of access, land ownership and maintenance liability around the subject building should be confirmed with an inspection of the Title Deeds.

Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a Category 1 rating is used this means that the building must continue to be maintained in the normal way.

It is recommended that where repairs, defects or maintenance items have been identified within this report that interested parties make appropriate enquiries in order to satisfy themselves of potential costs or the extent of works required prior to submitting a legal offer to purchase.

12.0	**VALUATION** *On the assumption of vacant possession and that the property is unaffected by any adverse planning proposals, onerous burdens, title restrictions or servitude rights. It is assumed that all necessary Local Authority consents, which may have been required, have been sought and obtained. No investigation of any contamination on, under or within the property has been made as we consider such matters to be outwith the scope of this report. All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It is impossible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests.*		
12.1	**Market Value in present condition (£):**	**£475,000**	Four Hundred And Seventy Five Thousand Pounds

12.2	**Market Value on completion of essential works (£):**				
12.3	**Suitable security for normal mortgage purposes?**	Yes			
12.4	**Date of Valuation:**	17/07/2026			
Signature:	Electronically Signed: 319311-d63c6097-fc86				
Surveyor:	Alasdair Hutchison	MA Hons MRICS		**Date:**	17/07/2026
Edinburgh - Allied Surveyors Scotland Ltd					
Office:	**22 Walker Street Edinburgh EH3 7HR**	**Tel: 0131 226 6518 Fax: email: edinburgh@alliedsurveyorsscotland.com**			

Energy Performance Certificate (EPC)

Dwellings

Scotland

14 IBRIS PLACE, NORTH BERWICK, EH39 4DF

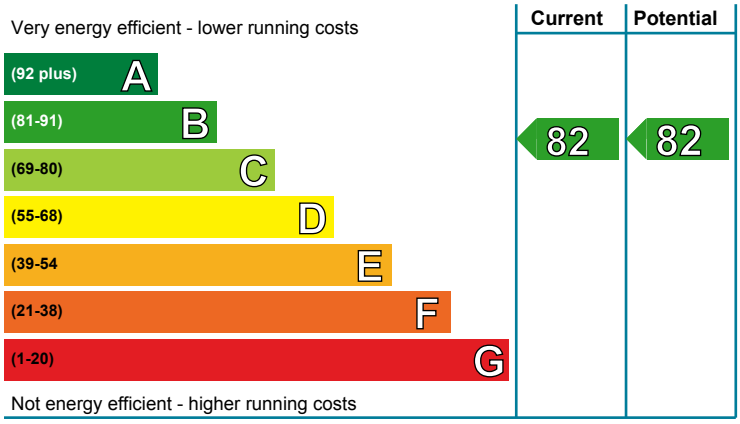
Dwelling type:	Ground-floor flat	**Reference number:**	2116-4523-0000-0853-4296
Date of assessment:	17 July 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	17 July 2026	**Approved Organisation:**	Elmhurst
Total floor area:	110 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	105 kWh/m²/year		

You can use this document to:

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

Estimated energy costs for your home for 3 years*	**£2,784**

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

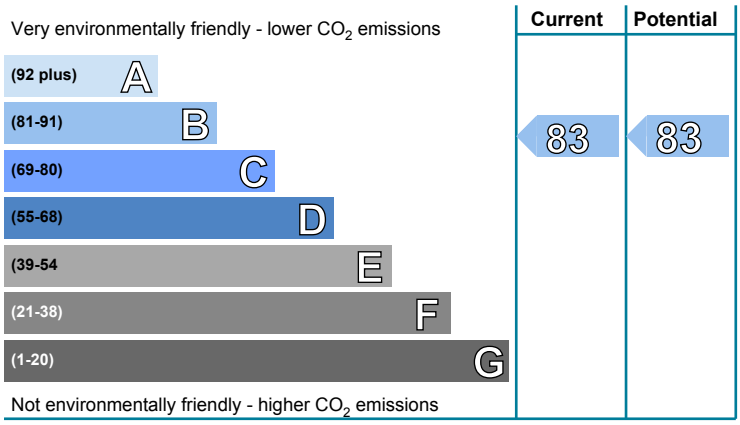


Energy Efficiency Rating

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

Your current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

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

Your current rating is **band B (83)**

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

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

There are currently no improvement measures recommended for your home.

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed) Solid brick, as built, insulated (assumed)	★★★★☆ ★★★★★	★★★★☆ ★★★★★
Roof	(another dwelling above)	—	—
Floor	Solid, insulated (assumed)	—	—
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	★★★★☆	★★★★☆

The energy efficiency rating of your home

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

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

The impact of your home on the environment

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

The calculated emissions for your home are 19 kg $CO_2/m^2/yr$.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 2.1 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£1,860 over 3 years	£1,860 over 3 years	Not applicable
Hot water	£714 over 3 years	£714 over 3 years	
Lighting	£210 over 3 years	£210 over 3 years	
Totals	**£2,784**	**£2,784**	

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

Recommendations for improvement

None

Low and zero carbon energy sources

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

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

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	5,681.66	N/A	N/A	N/A
Water heating (kWh per year)	2,747.09			

About this document

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

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

Assessor's name: Mr. Alasdair Hutchison
Assessor membership number: EES/016945
Company name/trading name: Allied Surveyors Scotland Ltd
Address: 22 Walker Street
Edinburgh
EH3 7HR
Phone number: 01312266518
Email address: edinburgh.central@alliedsurveyorsscotland.com
Related party disclosure: Employed by the professional dealing with the property transaction

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.

Property Questionnaire

Property Address	14 Ibris Place North Berwick EH39 4DF

Seller(s)	Mr Geoff Rixon

Completion date of property questionnaire	16/07/2026

1 Length of ownership

How long have you owned the property?

approx 20 years

2 Council tax

Which Council Tax band is your property in?

F

3 Parking

What are the arrangements for parking at your property?

(Please tick all that apply)

Garage	☑
Allocated parking space	☑
Driveway	☐
Shared parking	☑
On street	☐
Resident permit	☐
Metered parking	☐

Other (please specify)

4 Conservation area

Is your property in a designated Conservation Area (that is an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance)?

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)?

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)?

No

If you have answered yes, please describe below the changes which you have made:

(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?

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?

No

If you have answered yes, please answer the three questions below:

(i) Were the replacements the same shape and type as the ones you replaced?

(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).
Yes
If you have answered yes or partial — what kind of central heating is there?
(Examples: gas-fired, solid fuel, electric storage heating, gas warm air).
gas-fired
If you have answered yes, please answer the three questions below:

(i) When was your central heating system or partial central heating system installed?
approx 20 years ago

(ii) Do you have a maintenance contract for the central heating system?
No
If you have answered yes, please give details of the company with which you have a maintenance contract:

(iii) When was your maintenance agreement last renewed?
(Please provide the month and year).

8 Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?
No

9 Issues that may have affected your property

a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?
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?
No
If you have answered yes, please give details:

10 Services

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

Services	Connected	Supplier
Gas or liquid petroleum gas	☑	Ovo
Water mains or private water supply	☑	Mains Water
Electricity	☑	Ovo
Mains drainage	☑	East Lothian Council
Telephone	☑	BT
Cable TV or satellite	☐	
Broadband	☑	BT

b. Is there a septic tank system at your property?
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 you have answered yes, please give details of the company with which you have a maintenance contract:

11 Responsibilities for shared or common areas

a. Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?
Yes
If you have answered yes, please give details:
Hacking and Paterson are factors for the property and there are common garden maintenance fees, which are included in the quarterly factoring fee.

b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?
Yes
If you have answered yes, please give details:
As above, any common issues are managed by the Factors, Hacking & Paterson and billed quarterly.
Quarterly bills fluctuate to reflect common works required.

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?
Yes
If you have answered yes, please give details:
All exterior grounds are communal, as is the well organised recycling area

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?
Yes
If you have answered yes, please give details:
See above

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.)

No

If you have answered yes, please give details:

12 Charges associated with your property

a. Is there a factor or property manager for your property?

Yes

Hacking & Paterson

Verdant – North Reception, 2 Redheughs Rigg, South Gyle, Edinburgh EH12 9DQ

Deposit unknown. 2025-2026 charges iro 500 GBP per quarter

b. Is there a common buildings insurance policy?

Yes

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?

Yes

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.

Basic factoring charge includes maintenance of communal garden grounds and cleaning of common areas.

13 Specialist works

a. As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?

No

If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property.

b. As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

No

If you have answered yes, please give details:

c. If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?

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., 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 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 or installations? (for example, cavity wall insulation, underpinning, indemnity policy)

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):

(i) Electrical work

(ii) Roofing

(iii) Central heating

(iv) National House Building Council (NHBC)

(v) Damp course

(vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)

c. Are there any outstanding claims under any of the guarantees listed above?

No

If you have answered yes, please give details:

15 Boundaries

So far as your are aware, has any boundary of your property been moved in the last 10 years?

No

If you have answered yes, please give details:

16 Notices that affect your property

In the past three years have you ever received a notice:

a. advising that the owner of a neighbouring property has made a planning application?

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.