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7th May 2026

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Dear Sirs,

Your Client: Callum Egan
Property Inspected: Garage at Parker Avenue, Edinburgh, EH7 6SD
Date of Inspection: 5th May 2026

Thank you for your instruction to undertake a valuation over the above garage.

DESCRIPTION:

The subjects comprise a mid-terraced single car garage which is of block construction having a flat felt clad roof. The garage is accessed by way of a metal up and over door.

The garage does not benefit from having any electric light and power.

The flat roof over the garage will require regular maintenance as feltwork will have a limited lifespan.

MARKET VALUE:

We are of the opinion that the current market value of the property may be fairly stated in the region of **£30,000 (Thirty Thousand Pounds Sterling).**

COPYRIGHT CAVEAT:

This report is confidential to the client for the specific purpose to which it refers. It may be disclosed to other professional advisors assisting the client in respect of that purpose, but the client shall not disclose the report to any other person. Should any further information be necessary a separate survey with respect to these items or to other parts of the property related thereto must be instructed in writing.

We trust this meets with your requirements and in the meantime remain.

Yours faithfully,

J & E Shepherd