COLLIE

THE FIRM FOR YOUR FUTURE

PROPERTY & MORTGAGE AGENCY



A Guide To Moving Home

Welcome to James & George Collie

James & George Collie is one of the longest established firms of Solicitors and Estate Agents in Aberdeen and in 2016 we proudly commemorated 175 years of service to our clients.

We specialise particularly in Private Client work and pride ourselves on providing a friendly, approachable and fully professional service for all our clients whatever their requirements. We have a dedicated Estate Agency located in our City Centre Property Shop complemented by our conveyancing team lead by solicitors of many years' experience in this field.

We provide access to an independent mortgage arrangement service designed to ensure our clients obtain the best possible product tailored to their individual needs. Our Financial Services Department provides advice also on investment, financial planning in general, inheritance tax and many other matters.

We have over many years built up an extensive local knowledge of the property market in the North East of Scotland and are one of the leading firms in that field. We are perfectly placed to cater for all your requirements in the property sector, whether you are an existing owner looking to sell only, sell and purchase, buy-to-let or perhaps a first time buyer or someone relocating to our area and looking to purchase. Whatever your needs, we offer a completely comprehensive service for everything you require and all under one roof.

James & George Collie Residential Leasing Department

We have one of the largest leasing agencies in the City with our leasing management team who have a wealth of experience and are passionate about property.

We offer a totally comprehensive letting service, including an initial inspection of your property, advice on current rental values and the likely value of your own property, followed by procurement of a suitable tenant, preparation of all the appropriate legal documentation and a full property management service thereafter.

There are many pitfalls that can await you when letting and in particular today there is a vast number of regulations which must be complied with. It is, therefore, vital to have all this efficiently handled under one roof. Whether, therefore, you are looking to rent an existing property or perhaps buying to rent, our service covers all your requirements.

For further information and to obtain a copy of our Landlord's information pack, contact us on:

01224 583 338 or email: letting@jgcollie.co.uk.

An Introduction to the Area

Aberdeen has long been the commercial centre for the North East of Scotland and its origins date back for the best part of 1000 years. Originally the city flourished as a result of the region's native industries of farming, fishing and with its maritime heritage, overseas trade.

The city is also known worldwide as "The Granite City" as the traditional building material was extracted from Rubislaw Quarry which was opened in the 1700's and was the largest granite quarry in the whole of Europe. This building material, combined with the city's architecture, give it a uniquely individual appearance.

Times, of course, change and Aberdeen was at the forefront of North Sea oil exploration and development, circa late 1960's and early 1970's. This transformed the city in general and ensured that with the gradual decline of the native industries, there was a new industry which with its attendant infrastructure, would ensure that the North East economy continued to experience all the buoyancy which it previously had.

Both locally established businesses and multi-national companies combined to elevate Aberdeen's status to the oil capital of Europe which it maintains to this day.

Aberdeen and Aberdeenshire have a combined population of approx 500,000. As you would expect, Aberdeen itself offers a wide range of facilities from excellent shopping, first class educational facilities both state and private and two of Scotland's leading universities.

All forms of transport are readily available and Aberdeen Airport offers direct flights to a host of destinations. One of the great attributes of Aberdeen is that whilst there are all the benefits of a city environment you are only a few minutes' drive from the countryside, Royal Deeside and all the open air pursuits which you can imagine.

If you are a golfer, you can play a different course every week of the year. One notable course is Royal Aberdeen (Balgownie Links) which is widely acknowledged as one of the finest courses in the world and indeed, is the fifth oldest golf course recorded.

Aberdeen and the North East of Scotland is an exciting and interesting place in which to live. We can provide you with any further information that you might need on housing and all the facilities in the area and you can also visit Aberdeen City Council's website on www.aberdeencity.gov.uk or Aberdeenshire Council's website on www.aberdeenshire.gov.uk

How James & George Collie can help you sell your property

We believe that there are two fundamental principles in selling your home as quickly as possible and at the best possible price. The first is profile. The more people who are made aware of the fact that your home is for sale, the better. More competition will generate the best price. Secondly, presentation is all important. Your property must be presented in the best light. Every property has its good features and we endeavour to ensure that all the best facets of your property are highlighted and presented accurately and properly to potential purchasers to encourage them to view your home. We endeavour at all times to be pro-active in your sale as we are only too well aware that selling your home is one of the most important transactions that you are ever likely to enter into.

When you instruct us to sell your property, you will automatically benefit from:

- · Free, pre-sale no obligation valuation of your property.
- Confirmation of costs and clear terms of engagements at the outset
- Inclusion in Aberdeen Solicitors' Property Centre displays in the centre itself, property bulletin and website.
- · Feature in our own website.
- · Feature in our Facebook page.
- Competitive press advertising packages.
- · Major high street profile giving added exposure for your sale.
- Quality digitally produced sales particulars with maximum use of photographs.
- Qualified, enthusiastic and motivated sales team.
- Accompanied viewings of your property by our qualified sales staff (additional charges apply).
- · Assistance with practical matters on your removal, if required.

To help sell your home quicker, we will do everything in our power to give you every guidance as to how prospective purchasers should be shown around your property to best advantage. It is however, important to remember that you can also help in this process by following a few simple hints and tips as featured in the editorial section of this guide titled "ADVICE TO SELLERS."

We are always aware that a successful sale is the best result for you and we guarantee that we strive to ensure that every effort is made for all our clients to achieve this goal.

How James & George Collie can help you find your ideal home

There are many different considerations involved and we can help you identify your main priorities. In doing so, you can then target specific areas, house types, prices etc to allow you to narrow down your search and to view only those properties which are likely to be of interest. It is important that you prioritise your requirements and there are certain basic requirements which you should always consider. These include:

- What type of property do you prefer, i.e. flat, semi, detached, garden, garage, etc.
- New build or traditional.
- Condition of property (do you want something ready to move into or requiring refurbishment).
- LOCATION. This covers all sorts of considerations, schools, public transport, proximity to work etc. This is the main factor which determines price wherever you are in the UK.

We can help you co-ordinate all of these considerations and hopefully, take the strain off you!

Contact us for a free, pre-sale, no obligation valuation of your property on 01224 572777.

Advice to Sellers

Selling your property quickly and at the best possible price is, for most people, their main priority. There are many factors which are relevant in achieving this but there are some simple steps which you can take to ensure you achieve this goal more easily. Whatever you are selling, it is essential to realise that first impressions are very important. Many a prospective purchaser will form an opinion within minutes of drawing up outside your property, let alone looking inside. Make sure your garden is tidy and if possible, free from unnecessary clutter (not always easy!)

A well kept garden will look larger and appear easier to maintain. Look at the external appearance of your property and think of what a simple coat of paint could do to improve its appearance. You would be surprised.

Make sure that the interior of the home is free from clutter and appears spacious. If you need to move items into a loft area or the garage in the short term, then you should do so. Flowers and plants can make a room seem more welcoming as can a warm house in winter or open windows and fresh air in the summer. Internal décor is always relevant, although we all have our own taste. If you think that décor might be relevant, ask us for guidance.

When showing your property to purchasers, always try to be as helpful as possible. If you can, have a file ready to show them details such as council tax, utility bills, receipts and guarantees for items within the property which you are intending to include in the sale. Always answer any questions which a purchaser puts to you honestly and directly but do not represent the position to be something other than it is. Always try to remember to look at things from the other side of the fence – if you were a purchaser, what things would you like to know and what would attract you. Always bear in mind that "hard sell" usually results in "no sell!"

Advice to Purchasers

Believe it or not, it is a well accepted fact that there are few purchasers who buy the home of their dreams – no matter what they can afford to pay. There will always be things which we would individually have done differently. These may be small changes, for instance colour schemes, carpeting, lighting etc. Some changes may be more substantial such as replacement windows, new style kitchen, bathroom, internal alterations or external extensions. We all want to personalise our own homes.

All too often when you view a property, you look at it in its current state and not see what it can be when you apply your own personal touch. Always try to imagine how it can be and not how it is. The best way to view a property is to use the viewing record in this guide, list all the positive points of the property and list all the things you don't like. Then in your own time, sit down and work out how you can make the changes you wish to your own taste and requirements. Some of the businesses featured in this guide are there to help you. Remember, James & George Collie will be there throughout the process to help you in any way that we can.

If costs are inhibitive, but you really like the property, we are here to help you try to negotiate the price which we will do to the best of our ability. At the end of the day, the choice is yours, but always bear in mind we have many years of experience in the market and we have seen so many property transformations which have taken an uninspired or dilapidated property and turned it into a home anyone would be proud of. Think on, view to the future, and not to the present.

COLLIE

Why do I need to use a Solicitor?

Buying a property is the biggest single transaction that most of us will ever face. The one person, above all others, you definitely need on your side is your solicitor. We are highly trained individuals who are aware of all the problems and pitfalls which can arise when selling or purchasing a property and we are here to advise and guide you throughout the entire process. If you think that all you have to do is find the perfect property and agree the purchase price, this is only the starting point and it is imperative to realise that once you are committed to your sale or purchase there is much more involved thereafter.

At James & George Collie, we offer a totally comprehensive range of services not only in the field of property sales and purchases but also financial services, trust and executry and all private client matters. The biggest single advantage of utilising our services is that we can deal with all aspects of your property sale and purchase, comprising of estate agency, negotiation and all conveyancing matters, including mortgage advice and arrangement under one roof. It is literally a 'one stop' service.

We are well aware that clients are frequently confused by technical jargon, which will inevitably appear during the course of a purchase or sale. We do our utmost to ensure that you are fully aware of what is happening at each stage of the process, without bothering you with matters of technical detail which you rightly rely on us to deal with. Communication is essential and we always try to keep you fully informed at all stages to ensure that the whole process of your sale and/or purchase progresses smoothly.

The legal process on Sale/Purchase

The first stage in all purchase/sale transactions is for a formal offer to be made by the purchasers' solicitor to the sellers' solicitor. That offer will then be accepted by the other party and on an exchange of letters (called missives), there is a legally binding contract.

It is very important to realise that this happens towards the beginning of the whole transaction and both parties are legally bound as soon as the offer and acceptance letters have been exchanged. Unlike other systems, the property is not sold/purchased subject to contract – the contract in Scotland can occur at effectively day one and both parties are legally bound. It is, therefore, essential that your solicitor is in control of matters at this time to ensure that no commitment is made without all the details of the transaction having been agreed.

The conveyancing process involves examination of title deeds and the appropriate searches to ensure that on completion all the relevant matters have been fully checked out and found to be in order. All the formalities involved in the conveyancing are designed to protect your interests and to ensure that, so far as is possible, you have all the facts in front of you before the transaction completes. Nothing can be worse than to move into your new home to find that there were matters which, had you been aware of them at the time, you may not have made the decision which you took at the time.

The conveyancing process may sound fairly simple but in fact is very complex. It does require meticulous attention to detail and, of course, up to date knowledge of not only the conveyancing process but how local authorities and lenders operate as their requirements need to be accommodated as well. All financial aspects are taken care of by us and it is our remit to ensure that your funds are available in time for settlement and that completion takes place on the agreed entry date.

As you will have gathered, there is a great deal more to buying a house than you may have at first appreciated and there are many areas which need our expert attention - not only in connection with the purchase/sale but also in respect of the financial implications and matters relating to your personal situation, wills etc. During the course of your transaction we will make you aware of all matters which you need to consider and will be happy to provide you with expert advice tailored to suit your own personal circumstances.



Mortgages - James & George Collie Financial Management can help!

- · First Time Buyers
- · New Purchases
- Remortgages
- · Buy to Let
- Lending for Contractors
- Guarantor Mortgages
- · New Build

Consumer choice is now paramount. Whether you are buying a car, television, pc or house, the choice is almost endless. It is the same with mortgages. A mortgage is the biggest single financial commitment that you are ever likely to undertake and it is crucial that you select the one which is best suited for your circumstances. We are all different and the product which is right for one person is not right for the next.

Choosing the wrong mortgage has often turned out to be a costly mistake and is one which you would certainly wish to avoid. At the end of the day, the choice of your mortgage provider is yours but with the help of our independent mortgage advisers, you can be confident that whatever choice you make it will be the right one for you.

James & George Collie Financial Management offer a totally independent mortgage advisory service which will allow you to identify the type of product, lender and method of repayment which best suits your circumstances both now and in the foreseeable future.

We offer an initial consultation, without charge, when we will describe our services and fee structure more fully. The precise amount will depend upon your circumstances.

Our advisers are highly trained individuals who have specific knowledge of the financial services market place and our systems are updated regularly to ensure that we are aware of all the changes which lenders may make on a regular basis.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

To speak to an advisor: Telephone: 01224 581 581 Email: info@colliefinancial.co.uk



Sound, knowledgeable, progressive... the perfect partner

It is a popular misconception to believe that accountants are only needed by people who are in business.

In today's environment where financial legislation is subject to change on a regular basis, an accountant can prove invaluable.

This applies whether you operate a business or indeed are a member of the general public.

Founded in 1920, **Bain Henry Reid** is an established accountancy practice serving a wide range of clients, from individual tax payers, the self employed and small to medium sized businesses.

Since 1996 when self assessment was introduced there has been more confusion than ever before. The self assessment formula was introduced to help businesses with their tax returns.

The actual result has been far from this and people have in the main been totally confused.

Accountants such as Bain Henry Reid are knowledgeable about this area and more than able to help you complete the required forms.

They have the expertise and experience to advise their clients on all aspects of accountancy and taxation.

They can help you fill out your self assessment form and complete your VAT returns ensuring that everything is done correctly and on time

They also provide a complete range of accountancy services to individuals and businesses large and small in the Aberdeen and surrounding area.

We all have an overwhelming desire to make our money work for us in the best possible way and this being the case you should contact Bain Henry Reid today.

They look forward to working with you and are confident in the knowledge that you will soon become another satisfied client.



4 West Craibstone Street, Bon-Accord Square, Aberdeen, AB11 6YL Tel: 01224 590 227

Email: aberdeen@bainhenryreid.co.uk www.bainhenryreid.co.uk

Making your business their business...

William A Mackie and Co Financial services have been giving Financial and Wealth Management Advice for 38 years, to clients from the Shetland Islands to the South of England.

The firm is set up to offer financial advice on products and services from a range of providers.

William A Mackie and Co Financial Services is a trade name of William Alexander Mackie who is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority.

They also have access to accounting and legal advice introductions.* William A Mackie and Co Financial Services offer advice to private clients, sole traders, partnerships, limited liability partnerships, limited companies and expatriates on a wide range of financial planning aspects.

They are by your side facing the pitfalls and challenges in today's complex business environment and provide solutions based on their experience to help keep you and your business on course towards your goals.

They have a varied portfolio of clients, all important to them, and every client can expect access to a well-trained financial adviser.

They are proud of the fact that they provide quick response and turnaround times. They are also proud that they enjoy their work.

If you are looking for a financial adviser who will put you first and offer you sound advice based on your individual needs, then contact William A Mackie and Co Financial Services.

William A Mackie & Co Financial Services

8 St Marys Place, Aberdeen AB11 6HL Tel: 01224 726 960

Email: wamackie.practice@openwork.uk.com





Services

Experts in Financial Planning, including advice on:

Pensions
Personal and Company Pensions
Retirement Planning

Mortgages
Mortgage Introductions
Equity Release Introductions
Buy to Let Mortgage Introductions

(Some Buy to Let Mortgages are not regulated by the

Financial Conduct Authority)

Commercial Mortgages

(Not regulated by the Financial Conduct Authority)

Life Assurance
Family and Business Protection
Shareholder Protection
Partnership Protection
Inheritance Tax Planning

Investments
ISAs
Bonds
Investment Accounts

Trusts
Children's Trust Funds
Children's Pensions
Junior ISA

Income Protection

Commercial and Business Finance

*The products and services promoted here are not part of the Openwork offering and are offered in our own right. Openwork Limited accept no responsibility for this aspect of our business. These products are not regulated by the Financial Conduct Authority.

GRAHAM - SIBBALD

Chartered Surveyors and Property Consultants

THE GO-TO TEAM FOR PROPERTY SERVICES

Graham + Sibbald are proud to be at the forefront of an everchanging property sector. They trade as a traditional Partnership as they consider that this best reflects their commitment to providing safe, reliable and trusted advice and support.

Established in Dundee in 1959, they are one of Scotland's largest and most respected property consultancy firms. Their network of 16 offices covers the country and they're proud of the fact that they're the first choice of many of Scotland's leading companies, including financial institutions, public sector bodies and residential and commercial property investors and developers.

They embrace change and focus on developing and providing creative solutions that deliver the best possible outcomes. They are committed to growing their business to better serve their clients, through strategic investment and alliances and through the expansion of their core and specialist services.

A trusted name in the Scottish Property market, Graham + Sibbald are listed on all major lenders' panels with their home reports, valuations, surveys and other reports recognised and accepted by all key mortgage providers.

When a residential property is sold in Scotland it has to be marketed with a Home Report which must be provided to prospective purchasers. Graham + Sibbald are an RICS Quality Assured Firm, with qualified Energy Assessors in each of their offices who are able to prepare Home Reports and Energy Performance Certificates. All of their valuers have been accredited through the RICS Valuer Registration Scheme.

A Home Report is a combination of i) a Single Survey ii) a Mortgage Valuation Report and iii) an Energy Performance Certificate.

The Single Survey document provides an assessment of the condition of the home being sold. It contains information on areas where repairs are needed. It also includes an accessibility information section, together with a market value and insurance valuation of the property. The survey itself is carried out by one of Graham + Sibbald's highly experienced surveyors.

The Mortgage Valuation section of the Home Report summarises the information contained within the Single Survey and importantly allows the report to be used by a prospective purchaser's lender.

An Energy Performance Certificate (EPC) gives information on how energy efficient a building is and sets out cost-effective ways in which its energy efficiency could be improved. An EPC must be provided to any prospective buyer or tenant when a property is sold or rented. Graham + Sibbald have specially trained surveyors in each of their offices who are able to prepare EPCs.

"I called Graham + Sibbald to arrange a Home Report and it was carried out the following day. Their timely professional service really helped us in selling our home." Ross Brunton, Graham + Sibbald client.

Graham + Sibbald offer a free, no obligation quote service which can be requested via their website or by using the contact details noted below.

21 Carden Place, Aberdeen, AB10 1UQ T: 01224 625 024

E: darroch.robertson@g-s.co.uk

W: g-s.co.uk





CRAM-ORD architecture



There are many individual reasons for needing the services of an architect - maybe you are thinking of building a new home or perhaps you need a different room layout or extension to your existing home.

You may be a home owner or a business who is looking for specialist advice and guidance on how to make the best use of the space you already have.

Crawford Architecture was founded in 1987 and has continued to develop into an award winning family run business over the past 32 years.

The company has built its reputation on client satisfaction and have carried out works all over Scotland as well as England and one particular project in Mauritius.

They are proud to have a good working relationship with the local authorities and can obtain any necessary permission/consent on their clients behalf. These include Planning in Principle, Planning Permission, Listed Building Consent, Building Warrants and Completion Certificates.

Their Domestic projects include New Houses, Extensions, Conversions, Residential Developments, Internal Alterations and Interior Design. Commercial Projects include Schools, Bars, Hotels, Restaurants and Steel Fabricated Buildings. They have also carried out works to Numerous Agricultural and Pharmaceutical buildings.

Their team of 7 work with various software to produce 2D, 3D, Animated Flyovers, Walkthroughs and Virtual Reality.

Whatever your project, they are always happy to meet for a chat and offer a free of charge, no obligation visit, so why not get Crawford Architecture to assist you with your project.

72 New Wynd, Montrose, DD10 8RF 01674 672 064 Email: info@johndcrawford.co.uk www.johndcrawford.co.uk

CRAWFORD architecture



















The Shore Porters' Society ...Since 1498

Moving home need not be the daunting prospect many of us expect, if, the move is left in the capable hands of a company you can completely trust to do the job properly.

Shore Porters are a renowned market leader, carrying out household removals of all sizes both locally, nationally and internationally.

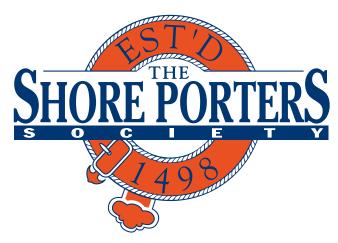
They also offer extensive, modern storage facilities conveniently located in the very heart of the Granite City.

Their warehousing is ideally situated for storing items for any length of time, before being delivered to your new property within the UK and Europe by one of their purpose built fleet of vehicles.

Shore Porters are fully insured which includes goods in transit insurance for any accidents, giving you total peace of mind.

They are members of both the British Association of Removers (BAR) and the Federation Internationale de Demenageurs International (FIDI). They are financially bonded by BAR Overseas Group, and also hold ISO 9001:2015 and BS8522 certification.

All their staff are full time employees, who are fully trained and accredited.



01224 569 569 www.shoreporters.com

Once you have made your enquiry, you can expect to receive all the help and guidance you will require, together with a free of charge consultation and quotation.

Shore Porters appreciate they are dealing with your personal possessions, and will ensure that they are handled in the appropriate manner. They are trusted by private collectors, museums, galleries, auction houses, fine art dealers to move precious items each and every day.

For all your removal and storage requirements, contact The Shore Porters' Society.

Contact: Jon Nicol

Email: jon@shoreporters.com









FIDI ACCREDITED INTERNATIONAL MOVER





North East Interiors - where quality and service come as standard

North East Interiors has become the number one choice for fitted bathrooms, shower and wetrooms in the North East. With their expertise gained over the last 2 decades this family run business has the knowledge, staff and capabilities to deliver whatever design you could imagine.

Visit their extensive showroom for ideas in layout, wall/floor coverings, fitted furniture or stand alone and their experienced design staff will be their to guide you through the whole process. A free design service, with 3D graphics as standard is available.

They offer a range of products suitable for all budgets and styles, ranging from ultra modern to more traditional and all without stinting on quality. Something for everyone regardless of your taste.

With their professional team of fitters you can have faith that the design you are sold on will be realised with minimal fuss and done to the highest standard.

As well as kitchen and bathrooms, North East Interiors also bring their wealth of expertise to providing bespoke bedroom interiors whatever your situation.

Their reputation is well earned for being able to offer elegant designs to even the most tricky of spaces. Space is at a premium in all bedrooms so a range of efficient solutions are available.

Whatever the requirements for your kitchen, bathroom and bedroom interior, you can be guaranteed of friendly helpful service from their staff, no pressure from their sales team and have faith in all work carried out thanks to their hard earned reputation.

The fact they are a fully credited member of the KBSA, who promote professionalism and excellence in design, offering you more peace of mind.

For more information, a free design consultation or some advice then contact them on the details below. Alternatively check out their impressive showroom.



Denmore Road, Bridge of Don, Aberdeen, AB23 8JW

Tel: 01224 820 822 Fax: 01224 703 837

Email: sales@northeastinteriors.co.uk

www.northeastinteriors.co.uk





















North East Interiors - where quality and service come as standard

For anyone who is looking for a new kitchen and wants the very best in design and service, then North East Interiors should be the first place you visit. Quality of product and customer satisfaction are the key principles which drive their business.

North East Interiors is a long established family run company that is recognised as one of the top kitchen design specialists currently operating in the Aberdeen area. For over two decades they have been serving Aberdeen and the surrounding areas, with a reputation that sets them out from the rest.

With a large and well fitted out showroom in the Bridge of Don if you are looking for kitchens, bedrooms or bathrooms, then a visit is well worth while. You can get ideas for layouts, different finishes and consult with the experienced design consultants to make the best out of your interior space.

Their design consultants have over 60 years of combined interiors design experience, will take all the time you need to look at all aspects of your kitchen, with no pressure tactic used. From conception to fitting, working with your individual requirements to achieve your dream kitchen within the budget you have.

Depending on what style you are going for they have a kitchen that will match your requirements:

Aster Cucine is one of the most luxurious and unique Italian kitchen manufacturers.

- Schuller is a German manufacturer offering extraordinary quality at a very competitive price.
- Mereway Kitchens is a high quality British manufacturer of hand crafted kitchens.
- The Rennie Mackintosh design delivers not only kitchens for living in, but also works of art.

Once you have settled on your kitchen design then you can be rest assured that their teams of trusted craftsmen will ensure the installation goes smoothly. No job is too big or too small for their teams of professionals.

Kitchens can also be provided supply only if you want to organise your own fitting team.

For peace of mind North East Interiors is a member of the KBSA (Kitchen, Bathroom, Bedroom Specialist Association) offering an insurance scheme which covers your deposit, advanced payments, work-in-progress and a 6 year warranty.

You can contact them on the details below or alternatively visit them in their showroom which is open 7 days a week.



Denmore Road, Bridge of Don, Aberdeen, AB23 8JW Tel: 01224 820 822

Fax: 01224 703 837

Email: sales@northeastinteriors.co.uk www.northeastinteriors.co.uk



SPOIL YOURSELF AT THE PLATFORM...

The Platform in Macduff is the best use of an old railway station you will ever see, which has evolved into a wonderful shopping destination while keeping the character of its former use.

From entertaining essentials, homewares and furniture to fashion and jewellery, The Platform gives you that something special, with their buyers constantly sourcing new and exciting products from all over Europe.

With the recently opened extension, the perfect backdrop has been given to showcase the home and furniture collections available whilst providing inspiration for the furnishing of your new home.

At The Platform they have thought of everything and believe shopping should not be stressful and after visiting you will see why, with the fantastic setting and views over the Moray Firth, you can enjoy coffee, cake or a light lunch at Annie's Cakery, making shopping at The Platform a stress free experience.

ben, 7 days, Monday - Saturday 9.00am - 5.00pm Sunday 12.00 noon - 4.00pm

The Old Station | Station Brae | Macduff | AB44 1UL | t: 01261 832877 e: seawayelaine@btconnect.com | www.theplatform-macduff.co.uk

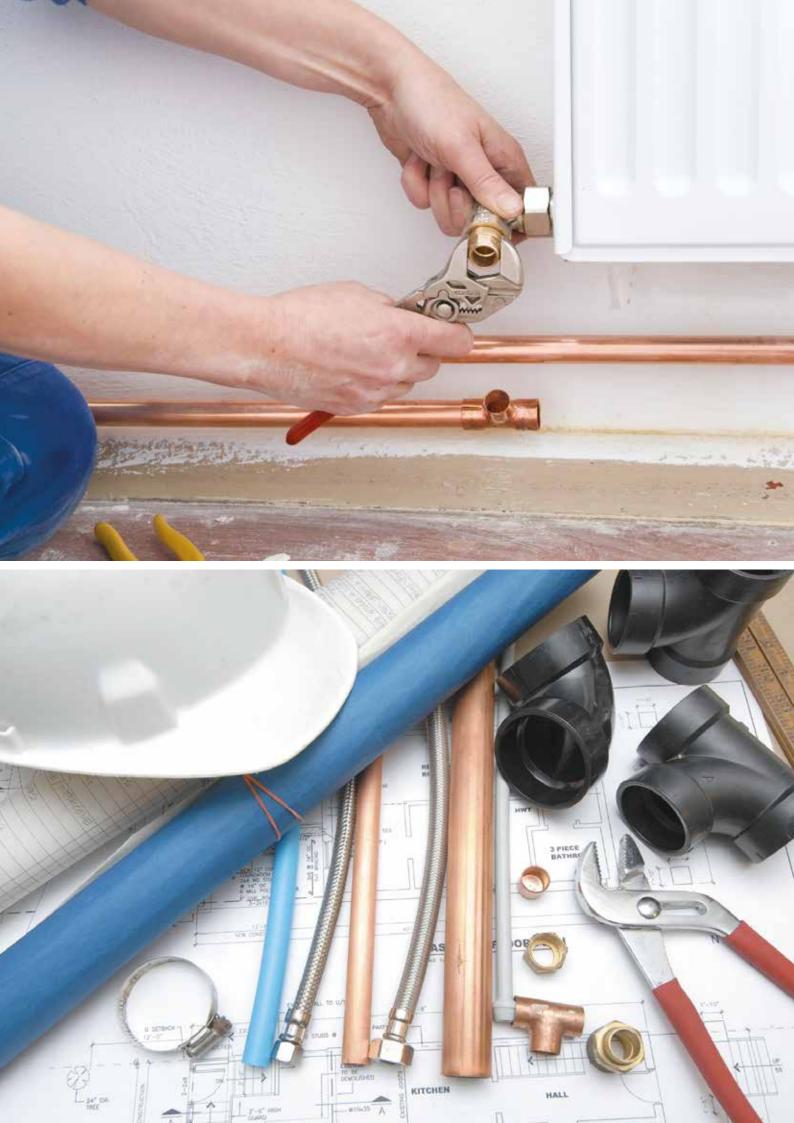
An empty room is a story waiting to happen, and you are the author.











Quality Service, Quality People, Quality Products

Rintoul Plumbing and Heating is a friendly business with many years experience, offering a one stop shop for all your domestic plumbing and heating needs.

They are responsive to their customers needs and appreciate the fact that a great deal of their work comes from personal recommendations which speaks volumes for the standard of their work.

When you are moving into your new home, you are going to decide on the changes you want to make and some of these may involve gas. Indeed if you are buying a rural property, you may well find that there is no gas supply available. This need not be an issue.

The business offers the home owner a complete service from modernisations, boiler servicing/repairs, replacements and full gas central heating installations.

In addition to offering a full and comprehensive service regarding gas, the business carry out plumbing repairs and maintenance.

Rintoul Plumbing and Heating are Gas Safety registered which means their work is carried out to the highest of standards.

Legislation concerned with gas has recently changed and the Local Authority Building Control will have to be informed when relevant gas work is undertaken.

This includes the installation or exchange of central heating boilers. Work must be carried out by an approved installer. Rintoul Plumbing and Heating have all the relevant approvals and certification.

Your gas, plumbing and heating can sometimes cause no end of problems, however, rest assured Rintoul Plumbing and Heating are just a phone call away and are always pleased to assist you from a simple repair to a full central heating installation.





Mobile: 07711 842 231 Email: info@rintoulplumbingandheating.co.uk



Good Design made simple

Finding a reliable developer can sometimes prove to be a difficult task. This can be made even more difficult if you are new to the area and do not know anyone.

Dab Den is all about flexibility, innovation and, above all, results. Their team of experienced builders and dynamic designers will focus on your precise wishes to deliver cost-effective solutions to any project.

Whether it is a dream house, house extension or a luxury garden room, their architects are experienced in preparing bespoke, award winning designs. Their highly skilled tradesmen then build your Dab Den product with high quality materials to ensure the best standard of finish.

Their innovative projects are forever keeping the competition on their toes.

The building industry and their code of practice is constantly under review and subject to change. Dab Den always ensure that they operate within these guidelines.

Dab Den Ltd is a business which knows their customer is their most important asset. They have adopted high standards which they believe are important in ensuring a good quality build.

Irrespective of the task being completed, they will always ensure that the areas being worked on are kept clean, tidy and above all, offer a safe working environment.

Their customers can expect all tasks to be overseen from the start of the process right through to completion. This will make sure that everything which needs to be done, is done and is completed in the correct order.

Whilst there can always be problems, the objective of the business is to complete the job, on time and on budget. You can also expect to be regularly updated on progress and involved in any major decisions.

Last, but not least, they will never leave a task until the customer is satisfied with the work carried out. If you are looking for a developer, you would do well to contact Dab Den Ltd.

Units 6 & 7, Breathens Eco-Business Park, Hill of Brathens, Glassel, Banchory, AB31 4BW

Tel: 01330 833 861 Mobile: 07825 183 859 Email: info@dabden.com

www.dabden.com







Dab Den Garden Rooms

The Dab Den Garden Room is a superior build quality to your standard garden room. Offering high levels of insulation and a robust construction. Your Dab Den Garden Room is built to last, keeping you cosy in the winter and cool in the summer for many years to come. Their signature range is very popular as artist studios, BBQ areas, teenagers retreat, home offices, home gyms, cinema and bar and additional accommodation. The full elevation of glass opens out allowing you to enjoy your garden whilst protecting you from the unpredictable Scottish weather.



Dab Den Extensions

Dab Den Extensions are designed to give you open plan living, and the uniquely designed spaces will improve your quality of life by adapting your home to the needs of a modern lifestyle.

With large expanses of glazing, and improved insulation, the Dab Den Extension benifits from solar gains and reduced air leakage making your building more energy efficient. In addition, the internal spaces are flooded with light and open out to the garden, creating a synergy between outside and in, which subsequently creates a healthier living environment.



Dab Dwellings

The Dab Dwellings are homes designed and built by Dab Den Ltd.

Dab Den design the dwellings, secure all local authority applications and build your dream home. Whether you want to be involved from the initial design or simply purchase the completed designer property after completion, there is a solution for everyone.

The Dab Dwellings are designed with open plan living spaces, that form bright and spacious interiors. The contemporary dwellings are all orientated to optimise solar gains, and with floor to ceiling glazing create a flow between the external garden areas and the internal living spaces.

They are not just designer buildings, they are an investment for your families future and create a healthy living environment as they grow.





A friendly professional service

When you move into your new home you will inevitably want to stamp your individuality on it and will have a few projects in mind. You may be looking to extend or renovate a room or even need new doors or windows throughout the house.

Northcote Services Ltd based in Aberdeen have over 24 years experience and can purpose build almost anything. They are proud of the fact they retain the traditions of quality and customer service.

The ethos of the business encompasses time honoured values with modern and progressive thinking, both of which have been embodied in the business since it was first established.

Whilst this thinking underpins everything they do, they also appreciate that their clients should expect honesty, integrity and the use of highly skilled traditional tradesmen in providing an excellent product.

Being a business which thinks their customer is their most important asset, they have adopted certain standards which they believe are important.

The business is diverse and some of their services are listed below.

- · Property Maintenance
- · Painting and Decorating
- · Joinery
- · Extensions and much more

Northcote Services Ltd will provide you with references from previous jobs they have undertaken. Indeed much of their work comes either from repeat work or direct recommendation.

The business has prospered and grown through providing quality workmanship at realistic and affordable prices. Being a company who put their customers first, they are only too happy to discuss your needs and answer any questions which you may have.



LIMITED

Forest Avenue Lane, Aberdeen, AB15 4TW Tel: 01224 316 244

Mobile: 07710 694 439

Email: enquiries@northcote-services.co.uk www.northcoteservicesltd.co.uk

McKay Preservation - Experts in Dry and Wet Rot

There can be nothing worse than finding out your home has a problem with rising or penetrating damp or perhaps there is some form of wet or dry rot problem. This is where you need to make the right choice and select a company that can help you overcome this obstacle to make a house your home.

Established for over 30 years in the trade, McKay Preservation is a privately owned local company providing timber treatment services throughout Aberdeen and the surrounding areas. They offer a 30-year guarantee on all their services ensuring protection for your property for years to come.

Buying a property can be rather hectic. McKay Preservation offer their customers stress free solutions and an assurance they will receive a local service with all the benefits of a national company.

McKay Preservation are proud to be CTIS, CRDS, CSRT certified by BWPDA (PCA). All of their technicians are fully experienced and knowledgeable to carry out any type of preservation work on private and commercial properties.

They offer the following services:

- · Timber Treatment
- · Woodworm Treatment
- \cdot Dry and Wet Rot Treatment
- · Damp Proofing and Rising Damp

McKay Preservation maintains the highest standards in delivering property care solutions to its clients. This is backed by the training qualifications, experience and technical competance of its staff, as well as its membership as an approved contractor by a number of trade bodies.

To safeguard their clients, they also provide a guarantee for any works completed from one of the specialist trade insurance providers.

Whatever your needs McKay Preservation are able to help and they are willing to offer advice and guidance where this is required. Finding a reputable business who offers such a wide range of different skills can sometimes be difficult, but not where this company is concerned.

The business appreciates that it is not enough to simply offer a wide range of services to their customers, they must also offer their customers quality work and affordable prices.

Whatever your requirements, however large or small, contact McKay Preservation and let them take care of you.



6 Broadfold Terrace, Bridge of Don, Aberdeen, AB23 8QT

Tel: 01224 703 842

Mobile: 07543 079 345

Email: amckay62@outlook.com www.mckaypreservation.co.uk











Quality Garden Machinery at the right price

R & G Ironside are a long established family business with over 30 years experience with garden machinery and cleaning equipment.

They specialise in sales, hire, service and repair of garden machinery, cleaning equipment and heating solutions.

They are dedicated to providing their customers with premium quality products ensuring they can fully support you with extensive parts lists and excellent after care service.

They will also supply or hire some of the best pressure washer systems ideal for cleaning patios, driveways, roofs or even your cars.

They supply, hire, service and repair the following:

- · Commercial Pressure Washers
- · Domestic Pressure Washers
- · Garden Machinery
- · Space Heaters
- · Robotic Lawnmowers

They offer competitive prices and trade in deals on your equipment and provide full after sales support with both new and used products.

The business have experienced technicians backed up with the latest technology and state of the art equipment to service and repair your machinery efficiently. They also have 5 years experience in the installation of robotic lawnmowers and have extensive knowledge on all the latest products coming into the gardening world.

R & G Ironside take great pride in providing an excellent service to all customers and are delighted to help out in any way possible.

When you visit their showroom you will be greeted by friendly and enthusiastic staff that will happily take the time to discuss your requirements and give you honest and reliable advice.

As stockists for a number of major brands R & G Ironside offers a wide range of products to suit everyone's needs. R & G Ironside carefully select products that have been designed and built to last. Products built in Germany such as ALKO and Ehrle confirm this selection process.

If you are looking for quality garden machinery or cleaning equipment at very competitive prices, look no further than R & G Ironside.



Gildaun, Upper Cottown, Kintore, Inverurie,
Aberdeenshire, AB51 0YY
Tel: 01467 643 989
Email: randgironside@gmail.com
www.randgironsidepressurewashers.co.uk
www.randgironside.co.uk

Inspiration round every corner

Established in 1984 The Happy Plant Garden Centre is one of the largest gift and garden centres in the North East of Scotland and a 4-Star Scotlish Tourist Board Garden Centre.

They offer a broad selection of gardening products, including a fantastic range of garden furniture and sundries. The Happy Plant is pleasant place to browse for gifts and homewares or to sit back relax in their coffee shop over a cup of coffee and a homemade fancy piece.

The garden centre is nestled in the Buchan Village in Mintlaw which is only a mile from Aden Country Park in Aberdeenshire and less than 30-minute drive from Aberdeen.

To accommodate the large number of customers, they have ample parking for cars and coaches, as well as disabled parking spaces close to the gift and garden centre entrance. The business has been set up to offer the garden enthusiast everything they could possibly desire from plants to compost, fertilisers to garden furniture, garden lighting to outdoor ornaments.

They also have a large clothing department and a food department to die for with lots of yummy treats. They even cater for pets with lots of treats and accessories.

If you are not sure what to do with your garden and you are after inspiration then visit Happy Plant Garden Centre. You will find them welcoming, friendly and only too willing to help.

They have one of the best Christmas displays in the area too with everything to make your home a winter wonderland.



North Street, Mintlaw, Aberdeenshire, AB42 5HH Tel: 01771 623 344

Email: debbie@happyplant.co.uk www.happyplant.co.uk













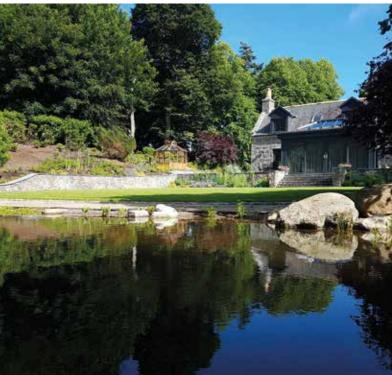














Welcome to Roy Cowie Landscaping Services

Established in 1994, Roy Cowie LBS Ltd is a business providing landscape construction projects, ground and garden maintenance and tree surgery to both private and commercial clients in Aberdeen and the North East.

They have a team of 65 members who are all dedicated to providing a first class service to you.

To ensure their clients expectations are met they listen to their needs, make suggestions (where appropriate) and help them to choose the best level of service for their requirements. This ranges from decking, driveways, paths, paving, right through to complete garden makeovers.

This award winning company has won multiple national awards from Marshalls, the UK's leading landscape materials supplier.

Since 2004 the firm has also been a Royal Warrant holder, providing landscaping services for Her Majesty The Queen at Balmoral. They have also held a Royal Warrant for His Royal Highness The Prince of Wales for landscaping services carried out at Birkhall since 2014.

Not only will they transform your garden, they are also conscious of the environment and their impact on it. They have identified the most environmentally responsible methods of doing business.

Roy Cowie LBS is committed to recycling and reducing their landfill waste wherever possible. This is an environmental and economic commitment.

They have identified, through their years of business, the various types of waste their business processes produce and have introduced recycling solutions for all waste. All site waste goes back into their own recycling centre where it is processed. They are constantly looking at their waste and alternative ways of recycling.

For more information, please visit their informative website where you can see their work and testimonials from customers who have been delighted with the services they provide.

ROYCOWIE







By Appointment to Her Majesty The Queen Roy Cowie Land Based Services Landscape Contractors Old Station Yard, Station Road, Banchory, AB31 5YJ Aberdeen Office: 01224 392 558 Banchory Office: 01330 822 871 Email: office@roycowie.co.uk www.roycowie.co.uk

Your one stop shop for Pet Supplies

Dusty's Petshop is a family run business with over 25 years experience situated in the heart of Mastrick, Aberdeenshire.

They specialise in quality pet products which includes a varied range of food and accessories for dogs, cats, small animals, birds, fish and reptiles.

Dusty's Petshop aim to go above and beyond than just being your regular pet store. With all the experience they have, they are able to give advice on grooming and feeding requirements.

The store offer delicious meals and treats and stock a wide variety of products. In the unlikely event they do not have exactly what you are after, they can source and order products for collection or delivery within Aberdeen.

If you are looking for the perfect pet accessory to give your furry friend some enjoyment, Dusty's Petshop have the latest nutritional pet accessories and products. They regularly update their stock with the best products on the market.

Dusty's Petshop is your number one stop, so be sure to pop into their store for a friendly chat or advice, they will be more than happy to help.



Unit 7A Mastrick Shopping Centre, Greenfern Place, Aberdeen, AB16 6JR

Tel: 01224 662 776

Email: kmillar1910@gmail.com

www.dustyspetshop-aberdeen.co.uk







































Optometry at its best

It is a fact that we are living longer now than at any time before and for this very reason we must ensure that we look after our eyes.

Established in 1923, Jenson & Ledingham are only too aware of the tremendous price which is paid for neglecting our eyes and they have established their practice to offer first class treatment to all.

It is especially important that children and the elderly have these regular inspections to ensure that any possible problems can be spotted and treated at the earliest opportunity.

The team at the practice are dedicated to detecting potential eye problems, thus preventing greater issues developing in the future.

The practice offers their clients a friendly and relaxed atmosphere which helps dispel any initial apprehension.

Some of the services they offer include:

Glasses and Frames: Jenson & Ledingham stock a wide range of frames to suit any budget. As an independent practice they are able to supply frames from firm favourites such as Jimmy Choo and Tom Ford as well as new exciting styles like SALT and their customised range Tom Davies.

Contact Lenses: There has never been a better time to consider contact lenses, the range of contact lenses at Jenson & Ledingham is huge and because they are an independent, they can source lenses from any laboratory worldwide.

Eye Tests and Health: Eye examinations have become a lot more sophisticated over the past 10 years. Their Optometrists are trained to correct vision and identify health problems using the latest technology.

Vision Therapy: When our visual system becomes overloaded by undue stress we function less efficiently and children may be misdiagnosed as Dyslexic. Jenson & Ledingham have the ability to provide the personalised treatment that is required.

If you need any further information, the staff will be happy to discuss all of their services with you.

Jenson & Ledingham extend a warm welcome to all their clients, especially new ones. Why not pay them a visit and ensure that your eyes last you a lifetime.



23 Belmont Street, Aberdeen, AB10 1JS
Tel: 01224 454 534
Email: jandlopt@btconnect.com
www.jandlopticians.co.uk



Established in 2018, the Bio Skin Clinic in Stonehaven (Aberdeenshire) provides a holistic approach to non invasive skin treatments.

The clinic is owned by Ruth Strachan a trained Nurse who has over 20 years of experience in the health and wellbeing sector. Married with her holistic approach to health and wellbeing, Ruth also extends her therapies to also focus on nutrition and health and the links between dietary intolerances and nutritional imbalances which impact on general health.

At the Bio Skin Clinic, each client receives a personalised experience to suit them, whether this is a non-surgical facelift or a bespoke weight loss programme.

Whatever your personal rrequirements, the Bio Skin Clinic has the medical background and treatment knowledge to deliver an exceptional experience. You will want to visit them time and time again.

1st Floor, Stonehaven Dental Practice, 4 Barclay Street, Stonehaven, AB29 1GU

Mobile: 07709 425 048

Email: ruth@bioskinclinic.co.uk













FACIAL SKIN REJUVENATION & BODY CONTOURING TREATMENTS

LPG Endermologie ®

HydraFacial ®

FemiWand ®

HIFU (Facelift & Tightening)

LED Light Therapy

Cryolipolysis

Ultrasound Cavitation Radio

Frequency Skin Tightening

Muscle Recovery

Infrared Sauna

Nutritional Advice

Bespoke Plans for the Face and Body

PRODUCTS

Cosmedix

Cosmedix Metabolic Peels

Inika Organic Mineral Makeup

Cosmedix Elite

LPG Endermologie ®

Talk to the Professionals

We all want to feel that our car continues to look like it did on the first day you picked it up from the showroom. Reflect RS is a company who offer a full professional, cost effective auto detailing solution for the restoration, preservation and ongoing care of your vehicles' exterior and interior.

Reflect RS only use proven products and techniques on your vehicle to achieve a truly breathtaking end result. When it comes to your vehicle Reflect RS are perfectionists and they will ensure the best possible finish to any paintwork and interior surface correction.

Whether you are looking for one of their standard details or a completely bespoke package, they will discuss your individual requirements and devise a suitable individual service tailored for you.

They also offer a chassis power wash for all vehicle types including 4x4. This service is normally only available if you take your car to a car wash. A chassis power wash can be added to any package with an additional cost of only £10.

They offer the following services:

- · Bronze Package £45+Vat
- · Silver Package £295+Vat
- · Gold Package £675+Vat
- · Platinum 2 Day £885+Vat
- · Ceramic Coating 1 Day £330+Vat
- · Paint Correction
- · Scratch Removal
- · Simple Wash and Polish
- · Quartz Coating

For a more in depth view on what each package entails, visit their website www.reflectrs.com

To keep your car looking as good as the first day you bought it, your first port of call should always be Reflect RS. Contact them today for a friendly approach to a potentially new beginning for your vehicle.



Unit 1, Robert Leonard Industrial Centre,

Dyce, Aberdeen, AB21 0GG

Tel: 01224 418 846

Mobile: 07899 908 501 Email: lee@reflectrs.com www.reflectrs.com

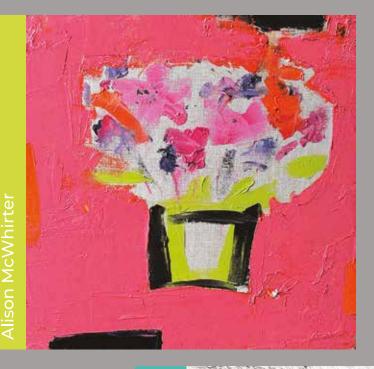






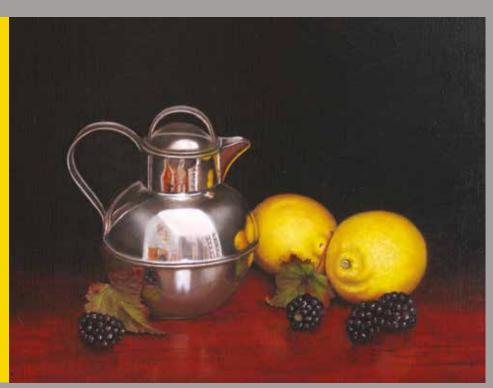








Ade Adesina





Your Gateway to Fine Art

When your house hunting is over, the joy of transforming your new house into your new home begins; when you infuse your own personality into your living space.

Eion Stewart Fine Art is a family run contemporary art gallery based in Stonehaven, Aberdeenshire. With over 20 years' experience to call upon, they can help find the perfect piece of art for your home, be it a statement piece for a prominent spot or a small finishing touch to complete the look of a room.

The gallery specialises in offering original art from some of Scotland's leading artists as well as introducing new and up and coming artists into their regular exhibition programme, curating a mixture of solo and group shows throughout the year.

For those wishing to expand their existing art collection or taking their first steps in purchasing a piece of original art, the gallery assures a friendly welcome and informative service.

Eion Stewart Fine Art can also offer advice on all aspects of picture framing, undertaking framing projects in their in-house workshop, incorporating the additional ability to produce hand-finished frames for artists, galleries, museums and collectors.

Pop in personally or visit them online to see the current exhibitions and for more information.

Alison McWhirter
Ade Adesina
Beth Robertson Fiddes
Emma S Davis RSW
Hilary Gauci

Yan Oriental Restaurant - An experience you will not forget

Sometimes when you walk into a restaurant, you just know you have made the right decision Yan Oriental Restaurant which can be found in Aberdeen is such a place.

Yan Oriental Restaurant offer high class Thai and Chinese food catering for approximately 100 diners.

Their menus have been designed to offer you the widest choices. Not only can they provide the finest Chinese and Thai cuisine, but they can also offer you variety, which can be further fuelled by your imagination.

They only use the best ingredients and pride themselves on the highest levels of service. The restaurant has a private function room available with seating for up to 30 guests, making it ideal for parties and gatherings.

The restaurant have all dietary requirements covered, whether it is vegetarian, vegan, gluten or dairy free dishes you are after they will freshly prepare these on request. You will find plenty to inspire you at Yan Oriental Restaurant.

If you like to enjoy your food in the comfort of your own home, Yan Oriental offer a takeaway service with up to a 20% discount off the price of their normal menu.

Next time you are wondering where to eat, visit Yan Oriental Restaurant and discover for yourself what so many customers have discovered before.



Unit 4B Ashdale Drive, Westhill, Aberdeen, AB32 6LP Tel: 01224 746 746

Email: info@yanrestaurant.com www.yanrestaurant.com

























Every Child. Every Opportunity.

The International School Aberdeen (ISA) is locally and internationally recognised for providing excellence in education and exceptional care for every child. From Pre-School to High School, all local and international students are welcome.

ISA's mission is to deliver excellence in education through a safe and caring learning environment. Its students are challenged to reach their maximum potential through academic success and personal growth, becoming learners for life and socially responsible, active global citizens.

The School provides students with a comprehensive university preparatory education utilising the best practices in education from around the world. The School's internationally diverse student body is served through a partnership of excellent staff, committed parents, and an involved community.

The International School Aberdeen welcomes enquiries from parents, and is happy to show you around the School and answer any questions you may have.





Curriculum



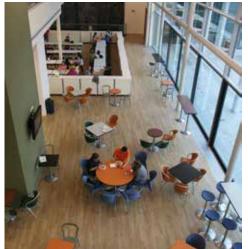
Elementary School In the Elementary School, Kindergarten-Grade

In the Elementary School, Kindergarten-Grade 5(P1-P6), the broad range of developmental needs of children aged three to twelve years is recognised and addressed. The School's educational plans foster the intellectual, social, physical and emotional development of each child by involving students in purposeful, relevant and challenging activities. Students learn to express themselves, to be attentive listeners, to understand what they need and to be at home using technology. They work in an environment marked by high expectations and encouragement. Optimal learning occurs when there are positive partnerships characterised by positive and constructive feedback among children, staff, family and community.

Middle School

At Middle School, Grades 6-8 (P7-S2), a standards-based curriculum is followed with students being able to choose classes such as Lego Robotics and Theatre Tech in addition to the more traditional subjects. This is supported by a rich co-curricular programme that includes class trips and service learning to develop local and global perspectives. Students are encouraged to take risks with their thinking and build strong interpersonal skills.

Facilities















International Baccalaureate Programme

ISA is proud to offer the International Baccalaureate Programme in Grades 11 and 12 (S5-S6). The qualification offers students both breadth and depth academically with aspects such as Theory of Knowledge, Creativity-Activity-Service and the Extended Essay setting it apart from other educational systems.

Pitfodels House, North Deeside Road, Aberdeen, AB15 9PN

Tel: 01224 730 300 Mobile: 07718 904 727

Email: admin@isa.aberdeen.sch.uk / admissions@isa.aberdeen.sch.uk

www.isa.aberdeen.sch.uk

Registered in Scotland with Company Number SC071126; Charity Registered in Scotland with Charity Number SC007756















Dawn S. Black Photography

First impressions matter

A home that is beautifully photographed will attract more attention and thus result in more viewings. The internet is now the way that the majority of home buyers / holiday makers start their search. Make your home / hotel / B&B stand out by investing in professional photography to present your property in the best possible way outstanding images.

Whether you are marketing your property for sale, rent or holiday let, are an interior designer or architect who needs portfolio shots, or want a momento because you are moving on, Dawn can provide a service for you. Dawn strives to show a true representation of the space and design of the property, highlighting the relationship of the spaces and any unique features. She gives the same consideration to a one bedroom flat as to 5 bed villa as everyone's space deserves to be shown off to its best advantage.

All photography will be performed by Dawn S. Black (ARPS).

7 Farburn Drive, Stonehaven, AB39 2BZ Mobile: 07483 866 568

Email: dawn@dawnsblackphotography.com www.dawnsblackphotography.com









"Dawn has recently photographed two properties for us and we are absolutely delighted with the results. They have been hugely successful in both marketing our Airbnb and leasing our property. She is extremely professional, incredibly friendly (even our 9 month old baby liked her and she hates everyone!), showed up when she said she would and delivered our images really quickly. Would highly recommend".

Gillian, Aberdeen

"Dawn is a very talented photographer. She recently visited our self catering business and took photographs of the inside and outside of our property. They were superb and will enable us to promote our business in a far more businesslike manner. Her good use of light coupled with clever angle shots in what is a reasonably small apartment created very professional outcomes. We would have no reservations in recommending her".

Bill and Matti, Banchory





"We were fortunate to work with Dawn on three occasions and each time we were very satisfied with both the process and the results. She is also an amiable person, which is a big plus if you need photographs taken in your own home. We will not hesitate to contact her again and recommend her to others".

Friederycke Haijer, Den Haag

"The pictures are absolutely stunning. I love the light and the angles. I am sure it will take us a very short time to rent out the house mainly due to your pictures. Many many thanks! The service was perfect, all very quick and in a very professional way".

Carolien Huisman, Den Haag





Established over 100 years ago by W Hepburn, Ardene House Vet Practice Ltd provides an excellent standard of care to pets and their owners in a friendly, compassionate and professional manner.

Their main practice is situated in the beautiful outskirts of Kingswells, Aberdeen providing small animal and equine veterinary care and is the base for their farm vets. They also have a branch surgery at Bridge of Don providing companion animal care to the local community.

Each department has its own team of vets, nurses and support staff. They believe in treating every patient as if they were their own animal, giving them the same loving attention and care. Ardene House Vet Practice Ltd are a group of highly trained, experienced animal lovers who are devoted to giving their patients the best care possible.

The veterinary and nursing team is supported by trained receptionists. The team is led by their Practice Manager who is always available to answer any queries you may have. All staff regularly attend training courses and the practice is also affiliated with specialist groups that provide training and research information for their members.

Ardene House Vet Practice Ltd is an accredited practice of the Royal College of Veterinary Surgeons. This accreditation means the practice has been inspected by their governing body and have been found to meet their stringent standards. To find out more about the scheme, visit www.RCVS.org.uk.

They are Aberdeen's only hospital standard veterinary practice as regulated by the RCVS, and provide all aspect of your pet's healthcare from life threatening surgery to routine, but important, vaccination. They guarantee that there will be staff on site 24/7 to care for your pets.

An appointment system is operated at each surgery and appointments are available 6 days a week.

They prefer to examine your pet at the surgery, where they have the facilities, equipment and trained staff to be able to give your pet the best treatment. For home visits, please call the surgery in advance to arrange an appointment.

The practice use Vets Now for small animal emergency care, however they do offer emergency cover for equine and farm animals. They have access to a full nursing support team in emergencies and out of hours cases. The team of qualified nurses are always available to monitor anaesthetic and assist the surgeons throughout all surgical procedures.

A wide range of investigations can be performed on-site, from blood sampling to advanced imaging using x-ray, ultrasound and CT scanning, allowing staff to evaluate your pet's health with more detail and accuracy.

The practice recommends you insure your pet for illness, injury and third party liability. Insurance provides peace of mind and ensures your pet can receive the very best treatment should a complicated illness or accident occur. Wherever possible, they will provide a full estimate of the likely costs of any treatment.

For clients who are new to the area, the Ardene team would like to invite you to bring your pet into the surgery for a free registration examination. This would introduce your pet and yourselves to the team. (Do note, any treatment identified at that examination would incur a fee.)

Remember, friendly and knowledgeable staff are always available for help and advice.







PET ANIMALS

Ardene House Vet Practice Ltd cares for all pets – large or small, dog or cat, exotic or bird and offers an extensive range of services.

Their RCVS accredited hospital facilities at Kingswells allows them to carry out medical and surgical veterinary care, personalised vet and nurse health clinics, acupuncture, in-house laboratory diagnostics, digital radiographic imagery, ultrasonography, CT machine and video endoscopy. The hospital hosts two extensive surgical operating theatres, a dental suite, pharmacy, separate intensive care and isolation units, and individual cattery and kennel wards.

They know your pet can become ill or suffer accidents at any time. To make sure you have access to high quality care when they are closed, Ardene House Vet Practice Ltd have chosen to partner with Vets Now, the leading provider of Out of Hours care.

EQUINE

Ardene House has the largest team of dedicated equine veterinary surgeons in North Scotland. They provide a 24-hour emergency service 365 days a year for horses, ponies and donkeys.

Their team of vets will offer the same high standard, caring and professional service to all equines and their owners, whether they are international eventers, children's first naughty ponies, or much loved retired pets.

Please note that out-of-hours calls to 01224 740 700 are initially answered by an answering machine which will transfer you to our emergency call handling service, 01209 823 708.

FARM

Their team of farm vets grew up immersed in the agricultural industry so understand the importance of practical advice and a hands-on approach to treating your livestock. They pride themselves on offering a friendly, personal service and their large number of long-standing clients is a testament to their ability to tailor their service to meet each specific farmer's needs.

They cover a wide area surrounding Aberdeen, extending to a radius of 35 miles from their premises at Skene Road, Kingswells.

In addition to emergency cover 365 days a year, the practice provides veterinary support for routine and emergency procedures on your farm or small-holding. They work together with farmers in managing herd/flock health, developing preventative treatment plans and advising where needed.



Moving house, like finding a new job, can be a very stressful life event.

Having to do both at the same time could mean double the trouble.

If your career is important to you it makes sense to seek the support of a specialist recruiter, someone who knows the local job market very well and has the knowledge, experience, resources, contacts and time to help you find employment that requires your skills and matches your aspirations.

Thorpe Molloy McCulloch Recruitment Ltd is the largest independent recruitment agency in Aberdeen and has a long history of successful partnerships with employers across the north east of Scotland, from niche entrepreneurial start-ups to international organisations based in the region.

Service

Recruiters at Thorpe Molloy McCulloch Recruitment Ltd deliver exceptional customer service.

They take a friendly, straight forward and effective approach. They won't bamboozle you with jargon or business speak, preferring clear communication and transparent expectation setting.

Specialisms

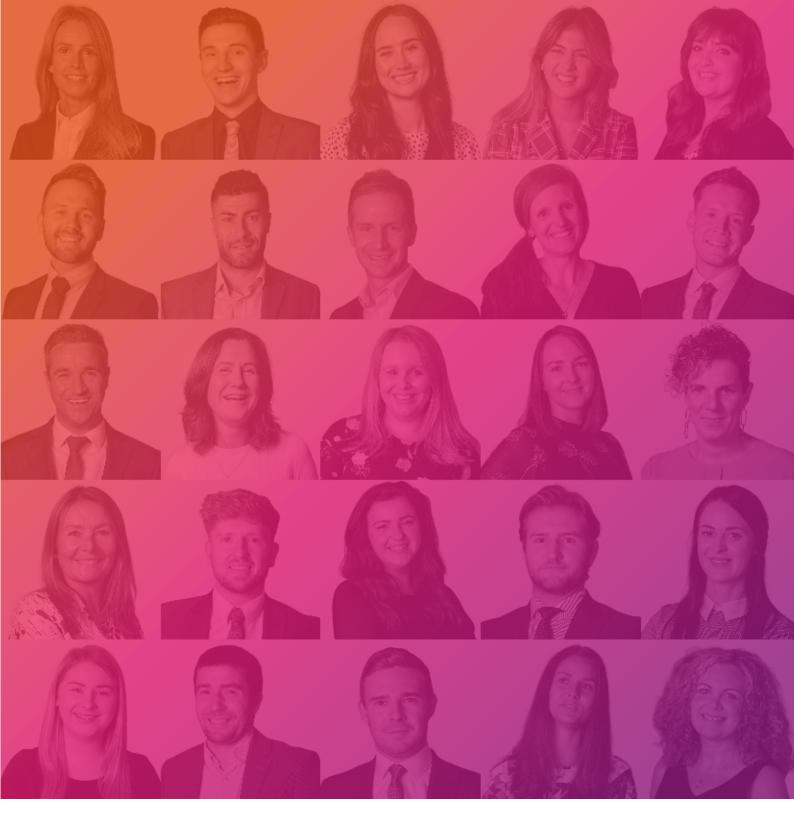
Employers engage with Thorpe Molloy McCulloch Recruitment Ltd to source and recruit temporary, contract and permanent staff in these professional disciplines:

- Executive Selection
- Accountancy & Finance
- Engineering
- Human Resources
- IT
- Legal
- Office Support
- QHSE
- Supply Chain & Contracts
- Trades

The north east of Scotland is a great place to live and work. There are high quality employment opportunities across a wide range of sectors from food, drink & agriculture; life sciences; oil, gas & energy; tourism; financial services and the third sector to name only a few.

To get a better sense of the region visit abzolutely.com and visitabdn.com.

The Recruitment Specialists



"I have only praise for the staff at Thorpe Molloy McCulloch Recruitment, always helpful, understanding of your needs, they keep in touch and assist with any queries."

MOVING CHECKLIST

Mobile phone provider	
Broadband provider	
Telephone provider	
TV provider	
Gas and electricity provider	
Insurance provider	
Credit card provider	
Bank and/or building society	
Pensions and investment provider	
Loyalty cards	
TV Licensing	
Vehicle registration – DVLA	
Drivers licence - DVLA	
Inland revenue	
Electoral roll	
Doctor	
Dentist	
Optician	
Vet	
School	
Nursery	
Employer	





BUDGET CHECKLIST

Buying your new home

Legal fees	f
Mortgage broker fee	£
LBTT (Land and Buildings Transaction Tax)	£
Deposit for mortgage	£
Arrangement fee to lender (if applicable)	£
Additional fees	£
Storage/removal company/ van hire	£
Bridging loan (if required)	£
Total cost of purchase	£

Anticipated monthly cost

Mortgage payment	£	
Life insurance/income protection	£	
Buildings and contents insurance	£	
Rates payable	£	
Total monthly property costs	£	

Settling in costs

Total of settling in costs	£
Curtains and carpets	£
Furniture	£
Fixtures and fittings	£
Gardening	£
Telephone/internet	£
Repairs, alterations and decoration	£

This Guide to Moving Home has been prepared for JAMES & GEORGE COLLIE of Aberdeen by GLARIC CONSULTANCY LIMITED, 58 Hove Road, Lytham St Annes, FY8 1XH

T: 0800 1303 556 E: glaric@aol.com W: www.glaric.com

Copyright Glaric Consultancy Ltd 2020. All rights reserved. No part of this publication may be reproduced, copied or stored in any way whatsoever without the prior written permission of the publisher. (03.2020)

Whilst it is believed that the editorial features included in this Guide are representative of the businesses appearing, no responsibility will be accepted by JAMES & GEORGE COLLIE or GLARIC CONSULTANCY LIMITED in respect of any products or services supplied by them.

COLLIE

THE FIRM FOR YOUR FUTURE

PROPERTY & MORTGAGE AGENCY



Property Sales and Leasing

450 Union Street Aberdeen, Scotland AB10 1TR

Property Sales

Tel: 01224 572777 Email: p.sales@jgcollie.co.uk

www.jgcollie.co.uk