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**EDINBURGH ESTATES LIMITED**

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**UNAUDITED**

**ABBREVIATED ACCOUNTS**

**FOR THE YEAR ENDED 31 MAY 2015**

**EDINBURGH ESTATES LIMITED**  
**REGISTERED NUMBER: 04342007**

**ABBREVIATED BALANCE SHEET**  
**AS AT 31 MAY 2015**

	Note	£	2015 £	£	2014 £
<b>FIXED ASSETS</b>					
Investment properties	2		506,114		463,050
<b>CURRENT ASSETS</b>					
Cash at bank		3,228		-	
<b>CREDITORS: amounts falling due within one year</b>	3	<u>(14,655)</u>		<u>(13,846)</u>	
<b>NET CURRENT LIABILITIES</b>			<u>(11,427)</u>		<u>(13,846)</u>
<b>TOTAL ASSETS LESS CURRENT LIABILITIES</b>			494,687		449,204
<b>CREDITORS: amounts falling due after more than one year</b>	4	<u>(146,529)</u>		<u>(157,194)</u>	
<b>NET ASSETS</b>			<u>348,158</u>		<u>292,010</u>
<b>CAPITAL AND RESERVES</b>					
Called up share capital	5		1		1
Revaluation reserve			165,442		122,378
Profit and loss account			<u>182,715</u>		<u>169,631</u>
<b>SHAREHOLDERS' FUNDS</b>			<u>348,158</u>		<u>292,010</u>

The director considers that the company is entitled to exemption from the requirement to have an audit under the provisions of section 477 of the Companies Act 2006 ("the Act") and members have not required the company to obtain an audit for the year in question in accordance with section 476 of the Act.

The director acknowledges his responsibilities for complying with the requirements of the Companies Act 2006 with respect to accounting records and for preparing financial statements which give a true and fair view of the state of affairs of the company as at 31 May 2015 and of its profit for the year in accordance with the requirements of sections 394 and 395 of the Act and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company.

The abbreviated accounts, which have been prepared in accordance with the special provisions relating to companies subject to the small companies regime within Part 15 of the Companies Act 2006, were approved and authorised for issue by the board and were signed on its behalf on 31 January 2016.

**H T A Kemp**  
Director

The notes on pages 2 to 3 form part of these financial statements.

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## EDINBURGH ESTATES LIMITED

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### NOTES TO THE ABBREVIATED ACCOUNTS FOR THE YEAR ENDED 31 MAY 2015

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#### 1. ACCOUNTING POLICIES

##### 1.1 Basis of preparation of financial statements

The full financial statements, from which these abbreviated accounts have been extracted, have been prepared under the historical cost convention as modified by the revaluation of Investment Properties and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008).

##### 1.2 Turnover

Turnover represents rental income receivable during the year.

##### 1.3 Investment properties

Investment properties are included in the balance sheet at their open market value in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008) and are not depreciated. This treatment is contrary to the Companies Act 2006 which states that fixed assets should be depreciated but is, in the opinion of the director, necessary in order to give a true and fair view of the financial position of the company.

#### 2. INVESTMENT PROPERTY

##### Valuation

At 1 June 2014	463,050
Surplus on revaluation	<u>43,064</u>
At 31 May 2015	<u><u>506,114</u></u>

The 2015 valuations were made by the directors on an open market value for existing use basis.

#### 3. CREDITORS:

##### Amounts falling due within one year

The bank loan is repayable over a period of 25 years. Interest is charged at 1.99% over base rate. The loan is secured over the investment properties held by the company and personal guarantees given by the company's directors.

#### 4. CREDITORS:

##### Amounts falling due after more than one year

Creditors include amounts not wholly repayable within 5 years as follows:

	2015 £	2014 £
Repayable by instalments	<u><u>104,888</u></u>	<u><u>116,575</u></u>

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**EDINBURGH ESTATES LIMITED**

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**NOTES TO THE ABBREVIATED ACCOUNTS  
FOR THE YEAR ENDED 31 MAY 2015**

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**4. CREDITORS:**

**Amounts falling due after more than one year (continued)**

The bank loan is repayable over a period of 25 years. Interest is charged at 1.99% over base rate. The loan is secured over the investment properties held by the company and personal guarantees given by the company's directors.

**5. SHARE CAPITAL**

	2015 £	2014 £
<b>Allotted, called up and fully paid</b>		
1 Ordinary share of £1	<u>1</u>	<u>1</u>

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