



FINLAYS
PROPERTY MANAGEMENT

flat 4 , 4, Donaldson Crescent
£3,750PCM (Deposit: £5,625)

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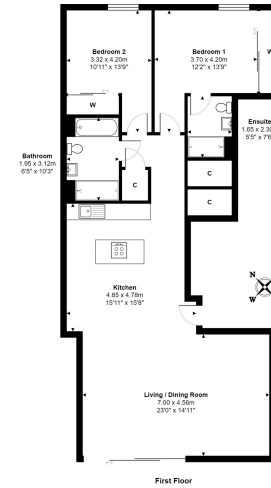
Tax Band: G Furnished: Furnished

We are delighted to bring to the market this spectacular, modern, two-bedroom apartment with ensuite and guest bathroom, overlooking the iconic Donaldson's school and the Pentland Hills. Available 30th September, fully furnished with secure underground parking accessed via lift from the apartment.





414 Donaldson Crescent, Edinburgh, EH12 5BD
 Total Area: 105.2 m² = 1133 ft²
 All measurements are approximate and for display purposes only



Energy Performance Certificate (EPC) Scotland

FLAT 4 - 4 DONALDSON CRESCENT, WESTER COATES, EDINBURGH, EH12 5FB

Dwelling type: Mid-floor flat
 Date of assessment: 15 February 2022
 Date of certificate: 21 February 2022
 Total floor area: 107 m²

Reference number: 0182-3125-4623-2592-6265
 Type of assessment: SAP, low dwelling
 Approved Organisation: Strima
 Main heating and fuel: Community scheme

Primary Energy Indicator: 46 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 current costs for your home for 3 years £1,203

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

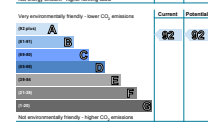


Energy Efficiency Rating

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 (96)**. The average rating of 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 (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (92)**. The average rating of EPCs in Scotland is **band D (59)**.

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

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

There are currently no improvement measures recommended for your home.

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