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PAUL COUTTS
ESTATE AGENCY

135 King Street, Inverness, IV3 5HJ

Offers Over £110,000

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- HOME REPORT UNDER EPC LINK
- WELL PRESENTED
- SPACIOUS AND BRIGHT ACCOMODATION
- AMPLE STORAGE THROUGHOUT
- EARLY VIEWING HIGHLY RECOMMENDED
- SOUGHT AFTER LOCATION / WALKING DISTANCE TO INVERNESS CITY CENTRE
- IDEAL FOR FIRST TIME BUYERS
- DOUBLE BEDROOM
- IDEAL FOR INVESTMENT BUYERS



A bright, empty room with white walls and a light-colored carpet. The room features a white bedside table with a glowing lamp on the left, a ceiling light fixture, and a set of dark wood doors with a mirror on the right. A white radiator is visible on the far right wall.

LIVING
14'7" x 12'9"
4.3m x 3.9m

KITCHEN
8'8" x 7'10"
2.5m x 2.4m

BATHROOM
9'0" x 5'2"
2.8m x 2.5m

BEDROOM
11'9" x 9'7"
3.6m x 2.3m

W

C

CLOAKROOM

VESTIBULE

UP

Energy Performance Certificate (EPC)

Scotland

136 KING STREET, INVERNESS, RS 25H

Dwelling type: Top floor flat
Date of assessment: 24 March 2026
Current certificate: 26 August 2026
Total floor area: 54 m²
Primary Energy indicator: 203 kWh/m²/year

Reference number: 7600-3527-3622-4427-136
Type of assessment: EPCAS, existing dwelling
Assessment Organisation: Electrical
Main heating and hot water: Electric space heaters

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,077	See your landlord for the rate payable
£1,614		

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

You energy efficiency - how saving costs

The chart shows energy efficiency ratings from A (100) down to G (10). The current rating is B (85) and the potential rating is A (100). The chart is divided into two sections: 'Current' and 'Potential'.

Rating	Current	Potential
A		100
B	85	100
C		85
D		70
E		55
F		40
G		25

Net energy efficiency - higher saving costs

The chart shows net energy efficiency ratings from A (100) down to G (10). The current rating is B (85) and the potential rating is A (100). The chart is divided into two sections: 'Current' and 'Potential'.

Rating	Current	Potential
A		100
B	85	100
C		85
D		70
E		55
F		40
G		25

Net environmental rating - higher CO₂ emissions

The chart shows net environmental ratings from A (100) down to G (10). The current rating is B (85) and the potential rating is A (100). The chart is divided into two sections: 'Current' and 'Potential'.

Rating	Current	Potential
A		100
B	85	100
C		85
D		70
E		55
F		40
G		25

Net environmental rating - higher CO₂ emissions

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

Recommended measures	Indicative cost	Typical savings over 3 years*
Gas condensing boiler	£3,900 - £10,000	£164.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you get improvements can be found in your recommendations report.

To find out more about the recommended measures and how you could take action to save money and reduce heating energy and CO₂ emissions, visit www.gov.uk/energy-efficiency

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS DESTROYED OR AN UNLAWFUL CERTIFICATE