






# Bracken Brae, Kilmartin, Drumnadrochit, IV63 6TN

Offers Over £360,000

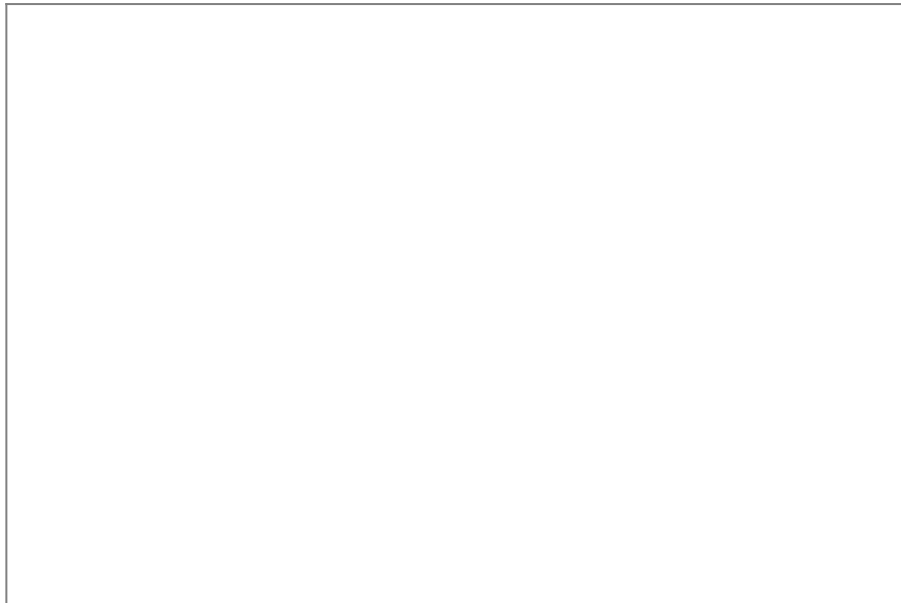
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- HOME REPORT UNDER EPC/ [BROCHURE LINK](#)
- PICTURESQUE LOCATION
- VIEWS OF LOCH MEILKIE
- APPROX 3 ACRES OF LAND
- CLOSE TO LOCAL AMENITIES
- SPACIOUS FAMILY HOME
- STUNNING VIEWS OF COUNTRYSIDE
- 3 DOUBLE BEDROOMS
- PRIVACY
- VIEWING HIGHLY RECOMMENDED



Nestled into the hillside on the outskirts of Drumnadrochit, this well proportioned family home enjoys generous living space, three double bedrooms and open views across loch Meiklie, the rolling hills and the countryside beyond. Situated in approximately three acres of land and offering private woodland, this property must be viewed to be fully appreciated.



### Energy Performance Certificate (EPC) Scotland

Dwellings

**BRACKEN BRAE, KILMARTIN, GLENURQUHART, INVERNESS, IV63 6TN**

<b>Dwelling type:</b> Detached house	<b>Reference number:</b> 0160-2586-8030-2606-3235
<b>Date of assessment:</b> 06 July 2026	<b>Type of assessment:</b> RdSAP - existing dwelling
<b>Date of certificate:</b> 07 July 2026	<b>Approved Organisation:</b> Elmhursts
<b>Total floor area:</b> 127 m <sup>2</sup>	<b>Main heating and fuel:</b> Boiler and radiators, oil
<b>Primary Energy Indicator:</b> 172 kWh/m <sup>2</sup> /year	

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 CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£4,470</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£393</b>	

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

**Very energy efficient - lower running costs**

**Current: 75 Potential: 91**

**Very energy efficient - higher running costs**

**Current: 75 Potential: 91**

**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 C (73)**. The average rating for 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.

**Very environmentally friendly - lower CO<sub>2</sub> emissions**

**Current: 72 Potential: 78**

**Not environmentally friendly - higher CO<sub>2</sub> emissions**

**Current: 72 Potential: 78**

**Environmental Impact (CO<sub>2</sub>) Rating**

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (72)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting	£188 - £270	£177.00
2 Condensing boiler	£2,200 - £3,500	£219.00
3 Solar water heating	£4,000 - £7,000	£60.00

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

**Read and think about the recommended measures and other actions you could take today to stop wasting energy and money. Ask your local council or contact Home Energy Scotland on 0800 658 2262.**

**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.**