

PAUL COUTTS
ESTATE AGENCY

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Inverness
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15 Rangemore Road, Inverness, IV3 5EA

Offers Over £355,000

4 3 2







- HOME REPORT UNDER EPC LINK
- IMMACULATEY PRESENTED THROUGHOUT
- FOUR BEDROOMS INCLUDING LOFT CONVERSION WITH EN-SUITE
- GARDEN ROOM/HOME OFFICE
- AMPLE OFF STREET PARKING & GARAGE
- HIGHLY SOUGHT AFTER CENTRAL LOCATION
- STYLISHLY RENOVATED SEMI-DETACHED HOUSE
- HIGH QUALITY FINISHES
- PRIVATE GARDEN GROUNDS
- EARLY VIEWING HIGHLY RECOMMENDED



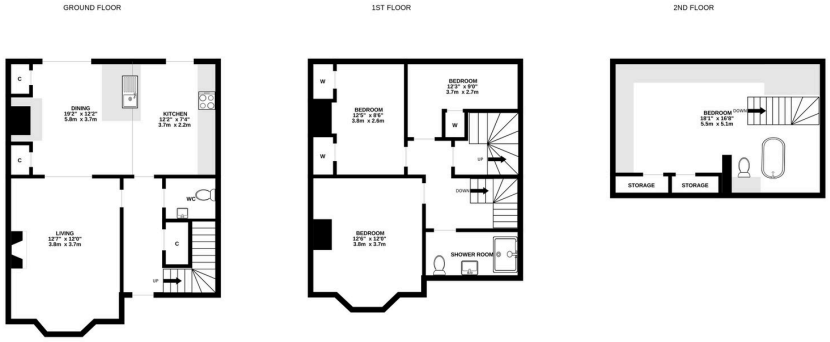




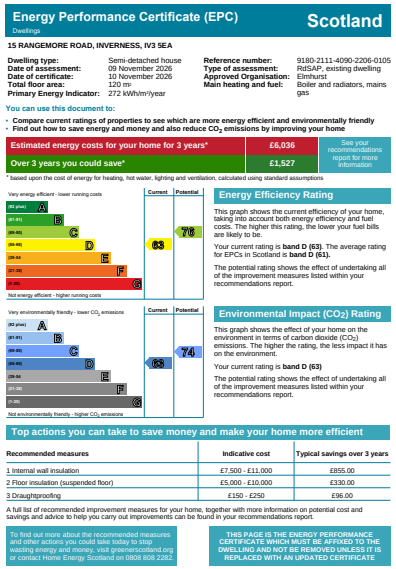


This unique, refurbished four-bedroom property blends original period charm with contemporary living. Arranged over three floors, this stylish and versatile home benefits from quality upgrades throughout and features a welcoming lounge with wood-burning stove, spacious open-plan kitchen/diner, modern shower room and an impressive loft conversion with open-plan en-suite. It offers a combination that is rare in central Inverness: within easy walking distance of the city centre, yet with a private rear garden, driveway, detached garage and garden room currently utilised as a home office. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate (EPC) — Dwellings — **Scotland**

15 RANGEMORE ROAD, INVERNESS, IV3 5EA

Dwelling type:	Semi-detached house	**Reference number:**	9180-2111-4090-2206-0105
Date of assessment:	09 November 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	10 November 2026	**Approved Organisation:**	Elmhurst
Total floor area:	120 m²	**Main heating and fuel:**	Boiler and radiators, mains gas
Primary Energy Indicator:	272 kWh/m²/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_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£6,036**	See your recommendations report for more information
Over 3 years you could save*	**£1,527**	

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

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

Current: 63 (D) — Potential: 78 (C)

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 D (63)**. 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_2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions

Current: 63 (D) — Potential: 74 (C)

Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (63)**

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 Internal wall insulation	£7,500 - £11,000	£855.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£330.00
3 Draughtproofing	£150 - £250	£96.00

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.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

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

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