






Paul Coutts Estate Agency Ltd
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Inverness
IV3 8AT

3 West Heather Gardens, Inverness, IV2 4DZ

Offers Over £320,000

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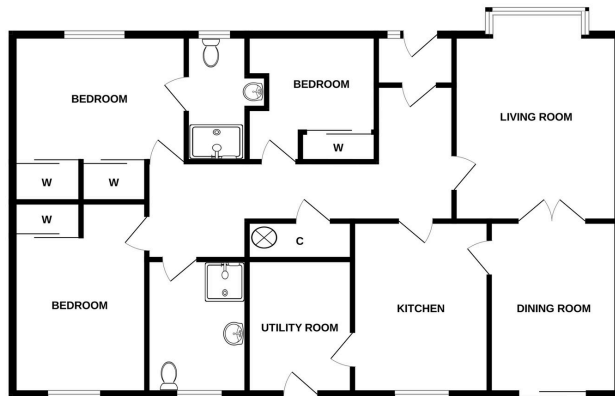
- HOME REPORT UNDER EPC LINK
- HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- THREE DOUBLE BEDROOMS
- NEUTRAL DECOR THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- DETACHED BUNGALOW LINK
- SPACIOUS LIVING ACCOMMODATION
- DETACHED TIMBER GARAGE DRIVEWAY FOR SEVERAL VEHICLES
- STUNNING GARDENS TO THE FRONT AND REAR
- EARLY VIEWING RECOMMENDED



Located on the highly sought-after and rarely available West Heather Gardens, this spacious detached bungalow is situated on a good sized corner plot, offering three bedrooms including principle bedroom with ensuite, lounge, separate dining room, utility and garage. This family home has delightful gardens to the front and rear, with a driveway for several vehicles and will appeal to a range of buyers. Viewing comes highly recommended.



GROUND FLOOR



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 guidance purposes only and should not be used as a basis for any prospective purchase. The vendor, agent and appraiser accept no liability for any errors and the guarantee as to their accuracy of efficiency can be given.

Energy Performance Certificate (EPC) Scotland

Dwellings: FAIRVIEW, 3 WEST HEATHER GARDENS, INVERNESS, IV2 4DZ

Dwelling type: Detached bungalow	Reference number: 0110-2279-8230-2-408-2081
Date of assessment: 01 July 2026	Type of assessment: Scotland - existing dwelling
Date of certificate: 03 July 2026	Approved Organisation: Elmhurst
Total floor area: 102 m ²	Main heating and fuel: Boiler and radiators, mains gas
Primary Energy Indicator: 169 kWh/m ² /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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£4,317	See your recommendations report for more information
Over 3 years you could save**	£432	

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

Very energy efficient - lower running costs

Band	Current	Potential
A		
B		
C		
D		
E		
F		
G		
H		
I		
J		

Not energy efficient - higher running costs

Energy Efficiency Rating

This graph shows the effect of your home on the environment in terms of 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 CO₂ emissions

Band	Current	Potential
A		
B		
C		
D		
E		
F		
G		
H		
I		
J		

Not environmentally friendly - higher CO₂ emissions

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 C (73). The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£5,000 - £10,000	£40-00
2 Solar photovoltaic (PV) panels	£9,000 - £10,000	£65-00

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 greenfacts.org.uk or contact Home Energy Scotland on 0800 800 5222.

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.