



Your Logo

Lennie House, Lewiston, Drumnadrochit, Inverness, IV63 6UW

Offers Over £270,000

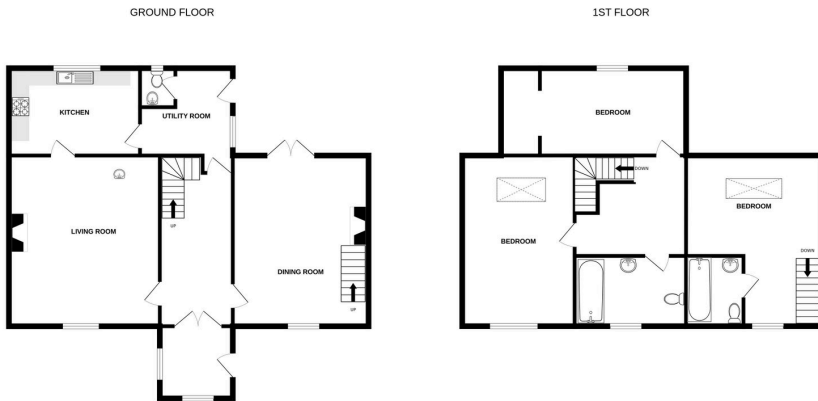
🛏 3 🚿 3 🚗 2



- HOME REPORT UNDER EPC LINK
- SOUGHT AFTER LEWISTON LOCATION
- BRIGHT & WELL APPOINTED ACCOMMODATION
- POTENTIAL FOR ADDITIONAL INCOME
- DOUBLE BEDROOMS
- 3 BEDROOMED SEMI-DETACHED HOME
- FLEXIBLE ACCOMMODATION
- UPGRADED HEATING, WINDOWS
- DRIVEWAY WITH CARPORT
- VIEWING HIGHLY RECOMMENDED



Fantastic opportunity to purchase a three-bedroom, semi-detached cottage in highly sought after Lewiston, Drumnadrochit. With period features, flexible accommodation and in a desirable location with off road parking, this property will appeal to a range of buyers. The layout has enabled previous owners to make an income with short and long term rentals. Early viewing is highly recommended.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be relied on only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MetreXp (©2021)

Energy Performance Certificate (EPC) Scotland

Dwellings:
LENNIE HOUSE, 12, LEWISTON, INVERNESS, IV63 6UW

Dwelling type: Semi-detached house
Date of assessment: 10 June 2026
Date of certificate: 12 June 2026
Total floor area: 123 m²
Primary Energy Indicator: 341 kWh/m²/year

Reference number: 4716-3126-5000-0750-4296
Type of assessment: RoSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Room heaters, electric

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* **£21,657** **See your recommendations report for more information**

Over 3 years you could save* **£11,310**

*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 F (23). 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.

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 (76).
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 Cavity wall insulation | £300 - £1,000 | £268.00 |
| 2 Internal wall insulation | £7,500 - £11,000 | £284.00 |
| 3 Floor insulation (suspended floor) | £5,000 - £10,000 | £1275.00 |

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.

PLEASE NOTE: THIS IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE RECALCULATED. IT IS REPLACED WITH AN UPDATED CERTIFICATE.