



Paul Coutts Estate Agency Ltd
102 Brudes Hill
Inverness
IV3 8AT

5 Harrowden Road, Inverness, IV3 5QN

Offers Over £155,000

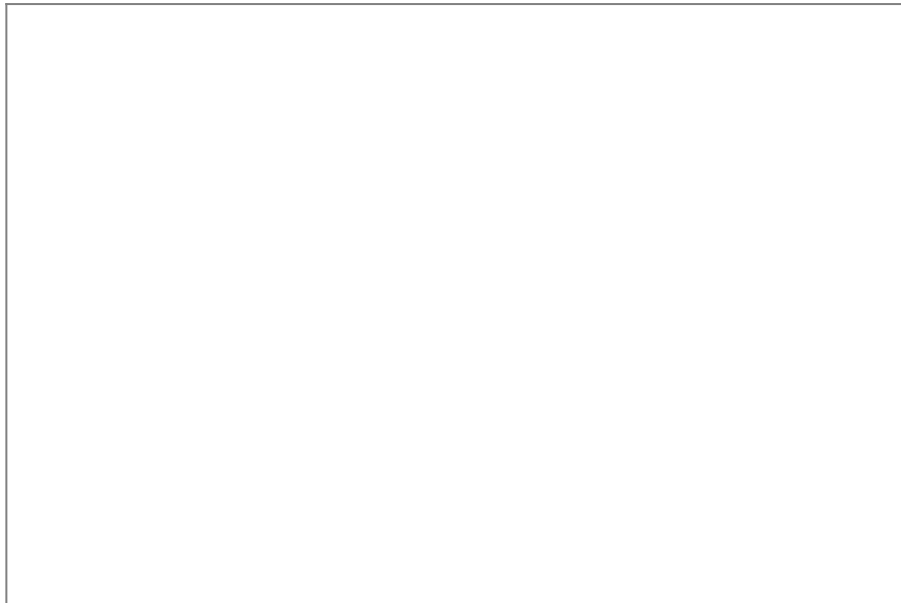
🛏️ 2 🚿 1 🚗 1



- HOME REPORT UNDER EPC LINK
- GROUND FLOOR FLAT LINK
- CONVENIENT FOR CITY CENTRE AMENITIES
- SOME RETAINED PERIOD FEATURES
- PRIVATE GARDEN TO FRONT
- TWO DOUBLE BEDROOMS
- IDEAL FIRST TIME BUY
- IDEAL INVESTMENT
- COMMUNAL GARDEN TO REAR
- VIEWING HIGHLY RECOMMENDED



This immaculately presented two bedroomed ground floor apartment combines period features with a modern finish. Located within easy reach of all city centre amenities, the property benefits from modern electric heaters, double glazing, and its own secure entrance. Tastefully decorated and benefitting from its own private garden this property presents a fantastic opportunity for investors or first time buyers seeking a centrally located property. Viewing comes highly recommended.



Energy Performance Certificate (EPC) Scotland

Dwellings:
5 RICHMOND TERRACE, HARROWDEN ROAD, INVERNESS, IV3 5GN

Dwelling type: Ground floor flat
Date of assessment: 03 July 2026
Date of certificate: 07 July 2026
Total floor area: 62 m²
Primary Energy Indicator: 274 kWh/m²/year

Reference number: 9200-6379-0322-3109-1363
Type of assessment: R2024F - 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*	£8,760	See your recommendations report for more information
Over 3 years you could save**	£4,689	

*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 (34)**. 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 B (82)**.

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	£7,000 - £11,000	£2007.00
2 Floor insulation (solid floor)	£5,000 - £10,000	£693.00
3 Add additional 80 mm jacket to hot water cylinder	£30 - £40	£14.00

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.

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.