



**PAUL COUTTS**  
ESTATE AGENCY

6 Appin Drive, Stratton, Inverness, IV2 7AL

£225,000

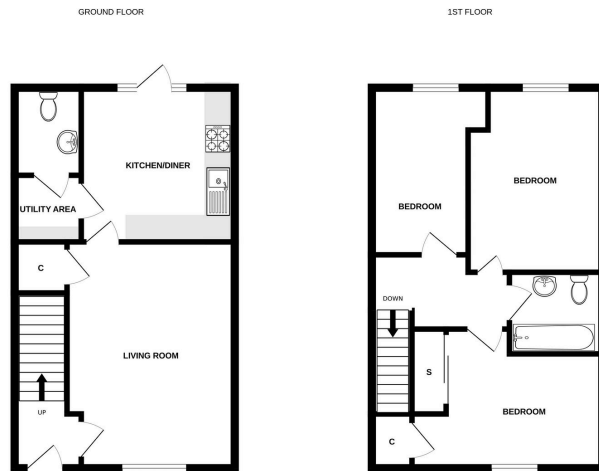
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- HOME REPORT UNDER EPC LINK
- TERRACED THREE BEDROOM HOME
- IMMACULATEDLY PRESENTED THROUGHOUT
- BRIGHT & MODERN ACCOMMODATION
- IDEAL FIRST TIME BUY
- IDEAL FOR YOUNG FAMILIES
- MODERN DEVELOPMENT
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- FLOOR AREA 81m<sup>2</sup>



This modern and well appointed property is situated in the popular Stratton area of Inverness. Immaculately presented with well proportioned living accommodation this three bedroomed home is an ideal first time buy or home for a growing family and viewing comes highly recommended.



While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, heights 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 to guide prospective purchasers. The services of a professional surveyor should be used to verify the accuracy of the information as to their suitability for the intended use.

### Energy Performance Certificate (EPC) Scotland

Dwellings:  
**6 Appin Drive, Inverness, IV2 7AL**

Reference number: 0640-1056-3236-6006-4224  
 Dwelling type: Mid terrace house  
 Type of assessment: RoSAP - existing dwelling  
 Date of assessment: 04 May 2026  
 Date of certificate: 04 May 2026  
 Approved Organisation: Elmhurst  
 Total floor area: 81 m<sup>2</sup>  
 Main heating and fuel: Boiler and radiators, mains gas  
 Primary Energy Indicator: 99 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

**Estimated energy costs for your home for 3 years\*** £2,160

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

Very energy efficient - lower heating costs

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

**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 **B (81)**. The average rating for EPCs in Scotland is band **D (65)**.  
 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

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

**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 **B (85)**.  
 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**  
 There are currently no improvement measures recommended for your home.

To find out more about the recommended measures and other actions you could take today to stop wasting energy (and money), visit [www.gov.scot/topics/energy](http://www.gov.scot/topics/energy) or contact Home Energy Scotland on 0800 806 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.**