



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

91 Glengarry Road, Inverness, IV3 8NJ

Offers Over £148,000

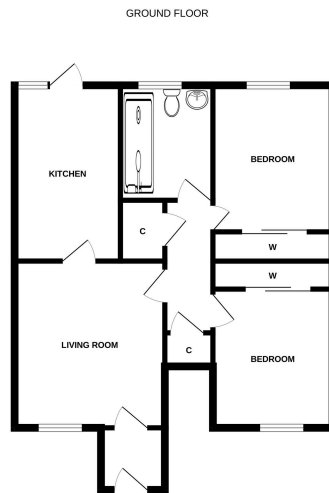
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- HOME REPORT UNDER EPC LINK
- BRIGHT AND SPACIOUS ACCOMMODATION
- TASTEFULLY DECORATED THROUGHOUT
- IDEAL FOR FIRST TIME BUYER
- INVESTMENT OPPORTUNITY
- VIEWS ACROSS INVERNESS
- SOUGHT AFTER AREA
- GARDENS TO THE FRONT AND REAR
- OFF STREET DRIVEWAY PARKING
- VIEWING RECOMMENDED



Immaculately presented two bedroom ground floor flat located in the popular Muirtown area of Inverness, convenient for a range of local amenities. Enjoying views across Inverness, off street driveway parking and low maintenance gardens to front and rear. This property would be ideal for a first time buyer or an attractive investment opportunity.



Where energy efficiency has been taken into account the accuracy of the figures contained herein, representations of which are hereby made, are based on the information provided to the assessor and are not intended to constitute a contract. The assessor, however, shall not be liable for any loss or damage, including consequential loss, arising from any error or omission in the information provided to the assessor. The assessor, however, shall not be liable for any loss or damage, including consequential loss, arising from any error or omission in the information provided to the assessor. The assessor, however, shall not be liable for any loss or damage, including consequential loss, arising from any error or omission in the information provided to the assessor.

Energy Performance Certificate (EPC) Scotland

Dwellings

91 GLENGARRY ROAD, INVERNESS, IV3 8NJ

Dwelling type: Ground floor flat
 Date of assessment: 27 May 2026
 Date of certificate: 27 May 2026
 Total floor area: 57 m²
 Primary Energy Indicator: 245 kWh/m²/year

Reference number: 0016-4825-0000-0153-9226
 Type of assessment: RdGAP - existing dwelling
 Approved Organisation: Elmhurst
 Main heating and fuel: Boiler and radiators, mains gas

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* **£3,222** See your recommendations report for more information

Over 3 years you could save* **£699**

*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 **C (70)**. 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 (71)**.

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 - £1,200	£330.00
2. Floor insulation (suspended floor)	£5,000 - £10,000	£369.00

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 5242.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH IS AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE.