



PAUL COUTTS
ESTATE AGENCY

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82 Culduthel Avenue, Inverness, IV2 6BD

Offers Over £195,000

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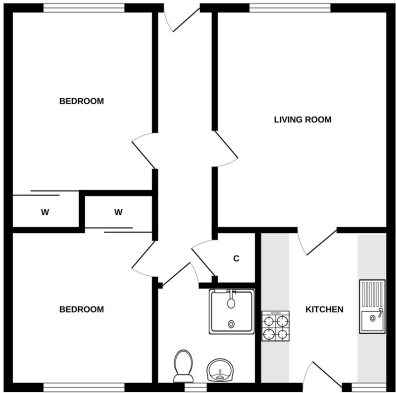
- HOME REPORT UNDER EPC LINK
- TWO BEDROOM BUNGALOW
- CLOSE TO LOCAL AMENITIES
- IDEAL FOR RANGE OF BUYERS
- DECORATED IN NEUTRAL TONES
- AMPLE PARKING
- BRIGHT WELL APPOINTED ROOMS
- FRESHLY PAINTED
- AVAILABLE FOR IMMEDIATE ENTRY
- VIEWING HIGHLY RECOMMENDED



This well appointed two bedroom bungalow is located in the sought after Culduthel area of Inverness and would be ideal for a variety of buyers. Located in a quiet residential development this property offers spacious and bright accommodation together with a private garden to the rear and a patio area. This property must be viewed to be fully appreciated.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the information contained herein, representations are made without liability and the user should be aware that the information is provided for general guidance only and should not be relied upon for specific advice. The user should consult a professional for advice on any specific matter. The user should also be aware that the information is provided for general guidance only and should not be relied upon for specific advice. The user should consult a professional for advice on any specific matter.

Energy Performance Certificate (EPC)

Scotland

Dwellings

82 CULDUTHEL AVENUE, INVERNESS, IV2 6BD

Dwelling type: Semi-detached bungalow

Date of assessment: 15 June 2026

Date of certificate: 16 June 2026

Total floor area: 55 m²

Primary Energy Indicator: 144 kWh/m²/year

Reference number: 0100-2555-3060-2795-2085

Type of assessment: RdCAP - 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*

£2,370

See your recommendations report for more information

Over 3 years you could save*

£

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

Very energy efficient - lower running costs

Current: 76

Potential: 80

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 (76). The average rating for EPCs in Scotland is band D (63).

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

Very environmentally friendly - lower CO₂ emissions

Current: 65

Potential: 68

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 (65).

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

Not energy efficient - higher running costs

Current: 65

Potential: 68

Not environmentally friendly - higher CO₂ emissions

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic (PV) panels	£5,000 - £10,000	£570.00

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 greenestscotland.org or contact Home Energy Scotland on 0800 505 2262.

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.