

PAUL COUTTS
ESTATE AGENCY

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

75 Old Evanton Road, Dingwall, IV15 9RB

Offers Over £415,000

4 3 3







- HOME REPORT UNDER BROCHURE / EPC LINK
- GENEROUS DETACHED BUNGALOW
- OPEN OUTLOOK ACROSS CROMARTY FIRTH
- FOUR DOUBLE BEDROOMS
- GENEROUS LOUNGE, DINING ROOM AND CONSERVATORY
- FLEXIBLE ACCOMODATION
- GENEROUS GARDEN GROUNDS
- IMMACULATELY PRESENTED
- LARGE DOUBLE GARAGE
- VIEWING RECOMMENDED









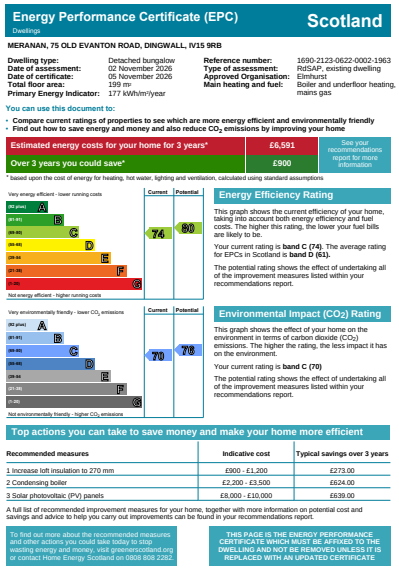
Situated on the rarely available Old Evanton Road in Dingwall, this impressive four-bedroom bungalow enjoys an elevated position with stunning views across the Beauly Firth. Offering spacious accommodation, generous gardens, a large driveway and double garage, this fantastic property would make an ideal family home for the discerning buyer.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



Energy Performance Certificate (EPC) — **Scotland**
Dwellings

MERANAN, 75 OLD EVANTON ROAD, DINGWALL, IV15 9RB

Dwelling type:	Detached bungalow	**Reference number:**	1690-2123-0622-0002-1963
Date of assessment:	02 November 2026	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	05 November 2026	**Approved Organisation:**	Elmhurst
Total floor area:	199 m²	**Main heating and fuel:**	Boiler and underfloor heating, mains gas
Primary Energy Indicator:	177 kWh/m²/year		

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 CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£6,591**	See your recommendations report for more information
Over 3 years you could save*	**£900**	

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

Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs

Current: 74 (C) — Potential: 80 (B)

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 (74)**. 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.

Very environmentally friendly - lower CO_2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions

Current: 70 (C) — Potential: 78 (C)

Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band C (70)**

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 Increase loft insulation to 270 mm	£900 - £1,200	£273.00
2 Condensing boiler	£2,200 - £3,500	£624.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£639.00

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 greenerscotland.org or contact Home Energy Scotland on 0808 808 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

07877 926722
paul@paulcouttsestateagency.co.uk
paulcouttsestateagency.co.uk