



4 Delnies Park, Inverness, IV2 4PA

Offers Over £445,000

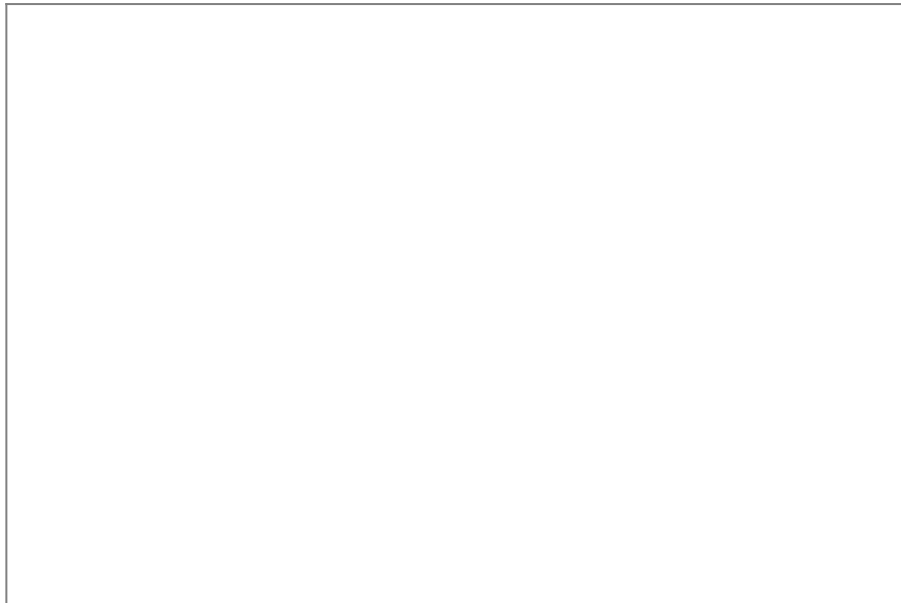
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- HOME REPORT UNDER EPC LINK
- IMPRESSIVE 5 BEDROOM DETACHED HOUSE
- HIGHLY SOUGHT AFTER DRUMMOND AREA
- IMMACULATELY PRESENTED
- FLEXIBLE LIVING ACCOMMODATION
- GENEROUSLY PROPORTIONED THROUGHOUT
- GARAGE CONVERTED TO GYM
- GOOD SIZED PRIVATE GARDENS
- DRIVEWAY FOR SEVERAL VEHICLES
- EARLY VIEWING HIGHLY RECOMMEND



Beautifully presented throughout, this impressive five bedroom family home offers a perfect blend of space, comfort, practicality, and style. Benefitting from flexible accommodation, ample living space, excellent parking, and a private garden, it is ideally located in the rarely available Delnies Park, Inverness and positioned within easy reach of the city centre and local amenities.



Energy Performance Certificate (EPC) Scotland

Dwellings:
4 DELNIES PARK, INVERNESS, IV2 4PA

Dwelling type: Detached house
Date of assessment: 12 May 2026
Date of certificate: 14 May 2026
Total floor area: 167 m²
Primary Energy Indicator: 143 kWh/m²/year

Reference number: 9821-1002-5205-6346-8200
Type of assessment: RdSAP - 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* **£5,193** See your recommendations report for more information

Over 3 years you could save* **£972**

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

Very energy efficient - lower running costs

Very energy efficient - higher running costs

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 (61)**.

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

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

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 (74)**.

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 Roof insulation	£300 - £1,200	£270.00
2 Floor insulation (suspended floor)	£5,000 - £10,000	£402.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£966.00

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.

Read and think about the recommended measures and other actions you could take today to stop wasting energy (and money). Ask your local council or contact Home Energy Scotland on 0800 698 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.