

# Cawdor Avenue, Elgin

Offers Over  
£225,000

- 3 Bedroom Family Home
- Bright Living Room
- Modern Kitchen/Dining Room on open plan
- 3 Double Bedrooms
- Bathroom & Shower Room
- Driveway for private parking for 2 vehicles
- Gas Central Heating & Double Glazing
- Enclosed garden to front & rear

## Energy Performance Certificate (EPC) Scotland

13 CAWDOR AVENUE, ELGIN, IV30 8AH

Dwelling type: Semi-detached house	Reference number: 9117-1950-0239-9314-9220
Date of assessment: 19 November 2024	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 November 2024	Approved Organisation: Einhurst
Total floor area: 87 m <sup>2</sup>	Main heating and fuel: Boiler and radiators, mains gas
Primary Energy Indicator: 138 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
  - Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£2,682	See your recommendations report for more information.
Over 3 years you could save*	£144	

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



