

Duffus Crescent, Elgin

Offers Over
£275,000

- 4 Bedroom Detached Family Home
- Living Room
- Dining Kitchen
- Utility Room
- Main Bedroom with En-suite
- 3 Further Bedrooms
- Family Bathroom & WC
- Driveway & Garage
- Enclosed Rear Garden
- Double Glazing & Gas Central Heating



Energy Performance Certificate (EPC) Scotland

42 DUFFUS CRESCENT, ELGIN, IV30 5PY
 Dwelling type: Detached house
 Date of assessment: 12 April 2024
 Date of certificate: 15 April 2024
 Total floor area: 116 m²
 Primary Energy Indicator: 127 kWh/m²/year
 Reference number: 7214-4524-1200-0342-3296
 Type of assessment: RdSAP, existing dwelling
 Approved Organisation: Einhurst
 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*	£3,294	See your recommendations report for more information.
Over 3 years you could save*	£174	

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



