

West Covesea Road, Elgin

Offers in Region of
£326,000

- 5 Bedroom Detached House
- Gas Central Heating & Double Glazing
- Spacious Living Room
- Modern Kitchen/Dining Room
- 5 Double Bedrooms (2 with En-suites)
- Family Bathroom & WC
- Enclosed Garden to the rear
- Driveway & Detached Double Garage



Energy Performance Certificate (EPC) Scotland

35 WEST COVESEA ROAD, ELGIN, IV30 5QF
 Dwelling type: Detached house
 Date of assessment: 16 July 2024
 Date of certificate: 17 July 2024
 Total floor area: 158 m²
 Primary Energy Indicator: 112 kWh/m²/year
 Reference number: 9368-1050-9233-8804-4220
 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*	£3,744	See your recommendations report for more information
Over 3 years you could save*	£246	

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



