

Fochabers

Offers in Region of £595,000

- Detached Georgian Farmhouse
- Idyllic Location
- Lounge
- Sitting Room/Dining Room
- Fabulous Kitchen
- Study
- 7 Bedrooms
- Spacious enclosed mature garden



UNDER OFFER

Energy Performance Certificate (EPC) Scotland

STYVIE HOUSE, FOCHABERS, IV32 7LE
Dwellings
Dwelling type: Detached house
Date of assessment: 04 May 2023
Date of certificate: 11 May 2023
Total floor area: 336 m²
Primary Energy Indicator: 273 kWh/m²/year
Reference number: 0717-1925-2100-0204-1202
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Einhurst
Main heating and fuel: Boiler and radiators, wood pellets

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*	£27,270	See your recommendations report for more information
Over 3 years you could save*	£8,148	

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



