

St Aethans Close, Burghead

Offers Over
£215,000

- Superb Detached Bungalow
- Lovely Coastal Location
- Spacious Living Room with Bay Window
- Kitchen/Diner & Utility Room
- 2 Double Bedrooms (1 En-Suite)
- Study/ Single Bedroom
- Bathroom
- Sun Room
- Double Glazing & Electric Heating
- Secluded garden to the rear & Driveway and garden to the front



Energy Performance Certificate (EPC) Scotland

THE OYSTERS, 6 ST AETHANS CLOSE, BURGHEAD, ELGIN, IV30 5GR
 Dwelling type: Detached bungalow Reference number: 0160-2266-4180-2404-7715
 Date of assessment: 06 August 2024 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 August 2024 Approved Organisation: Einhurst
 Total floor area: 101 m² Main heating and fuel: Electric storage heaters
 Primary Energy Indicator: 496 kWh/m²/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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£8,898	See your recommendations report for more information.
Over 3 years you could save*	£2,508	

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



