

Sandstone Avenue, Elgin

Offers Over
£160,000

- 3 Bedroom Family Home
- Living Room
- Kitchen/Diner
- Main Bedroom with En-Suite Shower room
- 2 Further Bedrooms
- Bathroom & WC
- Gas central Heating & Double Glazing
- Resident parking with allocated spaces



Energy Performance Certificate (EPC) Scotland

5 SANDSTONE AVENUE, ELGIN, IV30 6GU

Dwelling type: Mid-terrace house	Reference number: 0122-2281-3443-2624-3935
Date of assessment: 29 April 2024	Type of assessment: RdSAP, existing dwelling
Date of certificate: 30 April 2024	Approved Organisation: Einhurst
Total floor area: 76 m ²	Main heating and fuel: Boiler and radiators, mains gas
Primary Energy Indicator: 131 kWh/m ² /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*	£2,358	See your recommendations report for more information.
Over 3 years you could save*	£165	

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



