

High Street, Rothes

Offers in Region of £158,000

- Traditional Terraced Cottage
- Living Room & Sitting Room
- Breakfasting Kitchen
- Bathroom
- Dining Room/Bedroom Three
- 2 Bedrooms
- GCH & DG on Ground Floor
- Large Garden with Outbuildings
- Garage & Driveway for private parking
- Ideal Location close to amenities



Energy Performance Certificate (EPC) Scotland

71-73 High Street, Rothes, Aberlour, AB38 7AY
 Dwelling type: Semi-detached house
 Date of assessment: 01 February 2024
 Date of certificate: 05 February 2024
 Total floor area: 120 m²
 Primary Energy Indicator: 426 kWh/m²/year

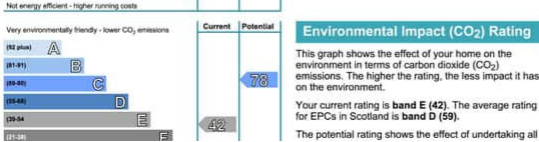
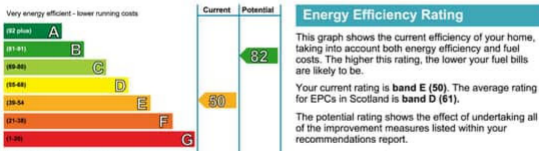
Reference number: 0014-5322-1630-2509-3206
 Type of assessment: RdSAP, existing dwelling
 Approved Organisation: Einhurst
 Main heating and fuel: Boiler and radiators, mains gas

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*	£10,260	See your recommendations report for more information.
Over 3 years you could save*	£5,172	

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



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