

Energy Performance Certificate (EPC)

Scotland

Dwellings

CREAG NA H-IOLAIRE, SHIELDSAIG, STRATHCARRON, IV54 8XH

Dwelling type:	Detached house	Reference number:	8412-1032-6639-2767-1222
Date of assessment:	23 December 2022	Type of assessment:	SAP, new dwelling
Date of certificate:	23 December 2022	Approved Organisation:	Stroma
Total floor area:	156 m ²	Main heating and fuel:	Air source heat pump, Underfloor heating and radiators, pipes in concrete slab, electric
Primary Energy Indicator:	84 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

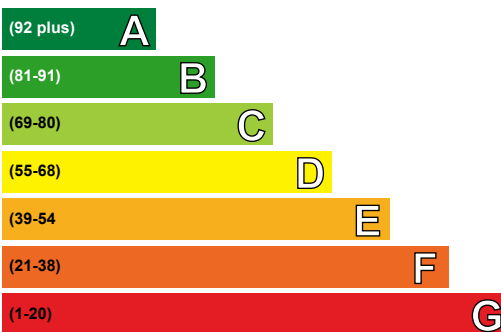
Estimated energy costs for your home for 3 years*

£3,390

See your recommendations report for more information

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

Very energy efficient - lower running costs



Current	Potential
88	103

Energy Efficiency Rating

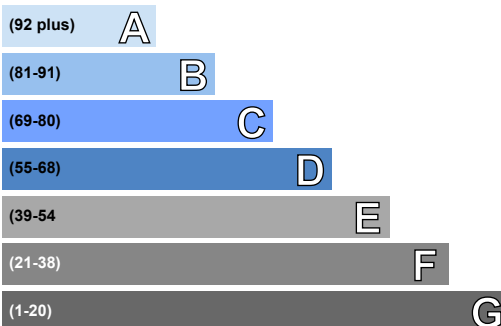
This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (88)**. The average rating of EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
89	103

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (89)**. The average rating of EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Not environmentally friendly - higher CO₂ emissions

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£327.00
2 Wind turbine	£15,000 - £25,000	£2418.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE