

Energy Performance Certificate (EPC)

Scotland

Dwellings

Little Gladsmuir, 70A Hepburn Gardens, St Andrews, Fife, KY16 9DQ

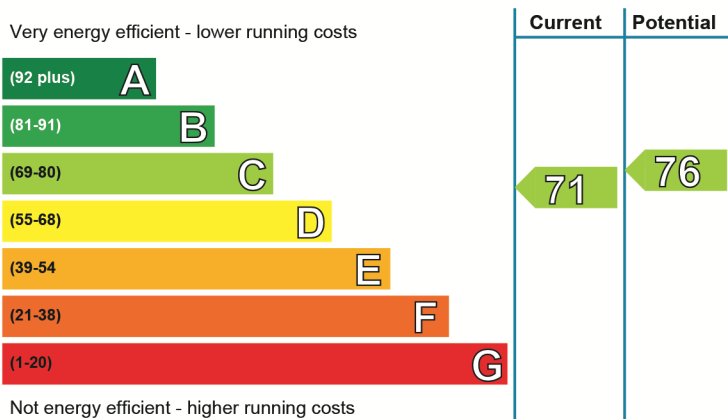
Dwelling type:	Semi-detached bungalow	Reference number:	7401-1060-1238-6812-6224
Date of assessment:	30 August 2022	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	19 September 2022	Approved Organisation:	Elmhurst
Total floor area:	60 m ²	Main heating and fuel:	Boiler and radiators, mains gas
Primary Energy Indicator:	229 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*	£2,046	See your recommendations report for more information
Over 3 years you could save*	£354	

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

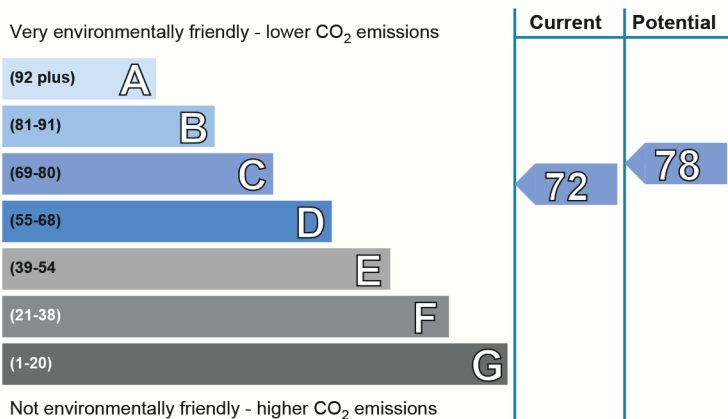


Energy Efficiency Rating

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 C (71)**. The average rating for 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.



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 C (72)**. The average rating for 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.