

Energy Performance Certificate (EPC)

Scotland

Dwellings

Flat 6, 50 Annandale Street, EDINBURGH, EH7 4AZ

Dwelling type: Mid-floor flat
Date of assessment: 24 November 2016
Date of certificate: 24 November 2016
Total floor area: 99 m²
Primary Energy Indicator: 72 kWh/m²/year

Reference number: 9112-3554-3593-9126-8021
Type of assessment: SAP, new dwelling
Approved Organisation: Stroma
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

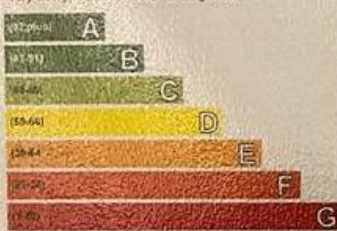
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years*

£1,113

* 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
86	86

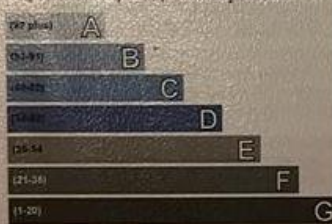
Energy Efficiency Rating

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 (86)**. 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.

Very environmentally friendly - lower CO₂ emissions



Current	Potential
89	89

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.

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

There are currently no improvement measures recommended for your home.

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