

Energy Performance Certificate (EPC)



FLAT 33, 10 PILRIG HEIGHTS, EDINBURGH, EH6 5BB

Dwelling type: Top-floor flat
Date of assessment: 31 May 2013
Date of certificate: 03 June 2013
Total floor area: 65 m²

Reference number: 0150-2989-1050-9777-8001
Type of assessment: RdSAP, existing dwelling
Primary Energy Indicator: 117 kWh/m²/year
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

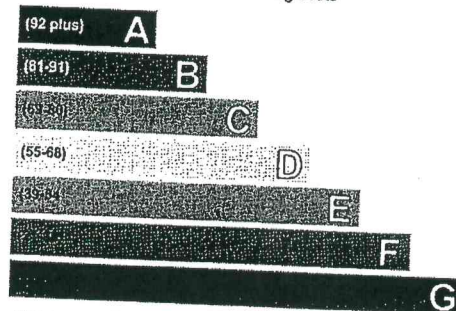
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years*

£1,179

*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
80	80

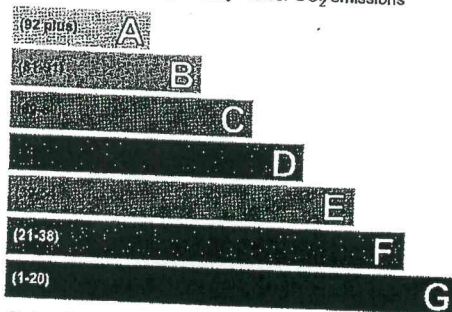
Energy Efficiency Rating

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 (80)**. The average rating for a home in Scotland is **band D (61)**.

Not energy efficient - higher running costs

Very environmentally friendly - lower CO₂ emissions



Current	Potential
84	84

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 (84)**. The average rating for a home in Scotland is **band D (59)**.

Not environmentally friendly - higher CO₂ emissions

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