

Energy Performance Certificate (EPC)

Scotland

Dwellings

FLAT 11 , 45 SOUTH GYLE BROADWAY, EDINBURGH, EH12 9LR

Dwelling type: Top-floor flat
Date of assessment: 07 June 2016
Date of certificate: 07 June 2016
Total floor area: 66 m²
Primary Energy Indicator: 98 kWh/m²/year

Reference number: 0130-1049-5336-6716-8924
Type of assessment: SAP, new dwelling
Approved Organisation: NES
Main heating and fuel: Boiler and radiators, mains gas

You can use this document to:

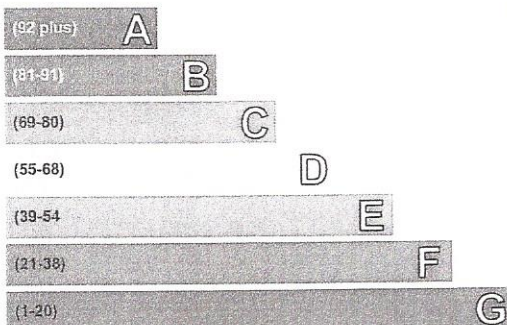
- Compare current ratings of properties to see which are more energy efficient and environmentally friendly

Estimated energy costs for your home for 3 years*

£1,068

* 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
83	83

Energy Efficiency Rating

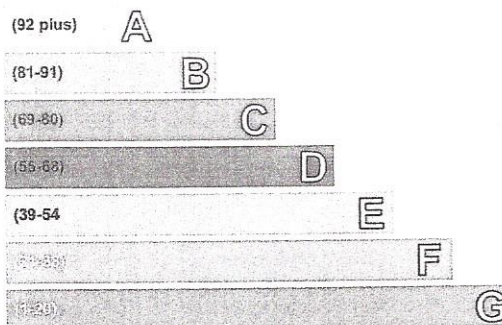
This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band B (83)**. 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
87	87

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 (87)**. 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