

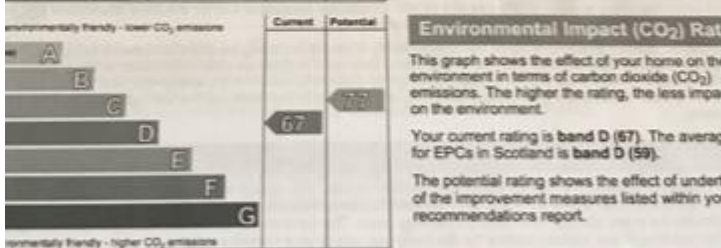
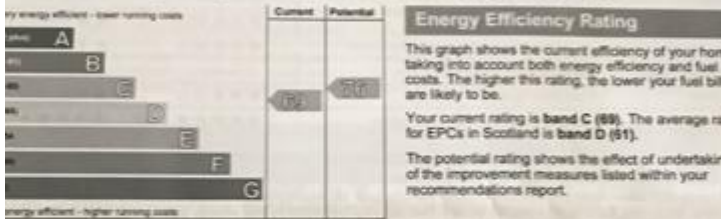
Energy Performance Certificate (EPC) Scotland

Overbridge
FLAT 6, 139 HUTCHISON ROAD, EDINBURGH, EH14 1PG
 Dwelling type: Top-floor flat
 Reference number: 0160-2833-4130-9126-598
 Date of assessment: 27 July 2016
 Type of assessment: RDSAP, existing dwelling
 Date of certificate: 29 July 2016
 Approved Organisation: Edinburgh
 Total floor area: 60 m²
 Main heating and fuel: Boiler and radiators, mains gas
 Primary Energy Indicator: 263 kWh/m²/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*	£2,004	See your recommendations report for more information
Over 3 years you could save*	£486	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available Green Deal
Roof or external wall insulation	£4,000 - £14,000	£129.00	(C)
Condensing boiler	£2,200 - £3,000	£354.00	(C)

For more information on recommended improvement measures for your home, together with more information on potential costs and advice to help you carry out improvements can be found in your recommendations report.

The Green Deal may allow you to make your home warmer and cheaper to run at no up-front capital cost. See your recommendations report for more details.

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