



HEMMINGS HOMES

FIXED ASKING PRICE

£289,000

Old School Avenue

West Calder, EH55 8FA



TOTAL: 1060 sq. ft. 98 m²
 FLOOR 1: 454 sq. ft. 42 m², FLOOR 2: 606 sq. ft. 56 m²
 EXCLUDED AREAS: GARAGE: 139 sq. ft. 13 m², PORCH: 43 sq. ft. 4 m², WALLS: 113 sq. ft. 11 m²
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
 8 Deer Park Avenue
 Livingston
 EH48 8AF

OFFICE DETAILS
enquiries@hemmingshomes.co.uk
hemmingshomes.co.uk