



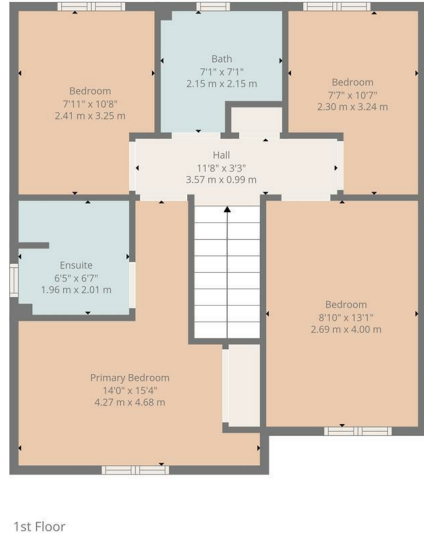
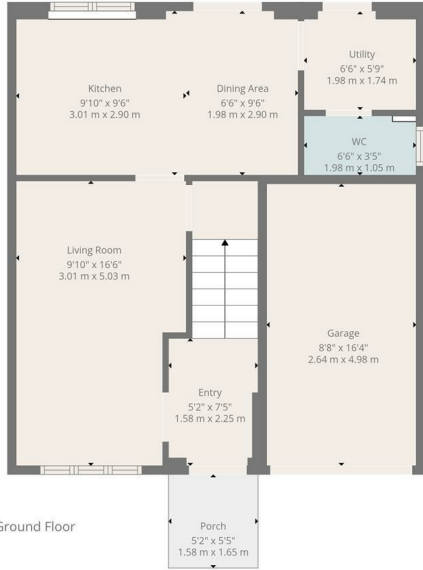
HEMMINGS HOMES

FIXED ASKING PRICE

£314,995

Bissett Square

Livingston, EH53 0UD



TOTAL: 1009 sq. ft, 94 m²
 Ground floor: 419 sq. ft, 39 m², 1st floor: 590 sq. ft, 55 m²
 EXCLUDED AREAS: GARAGE: 142 sq. ft, 13 m², UTILITY: 37 sq. ft, 3 m², PORCH: 28 sq. ft, 3 m²,
 WALLS: 115 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



HEMMINGS HOMES

OFFICE ADDRESS
 8 Deer Park Avenue
 Livingston
 EH48 8AF

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