



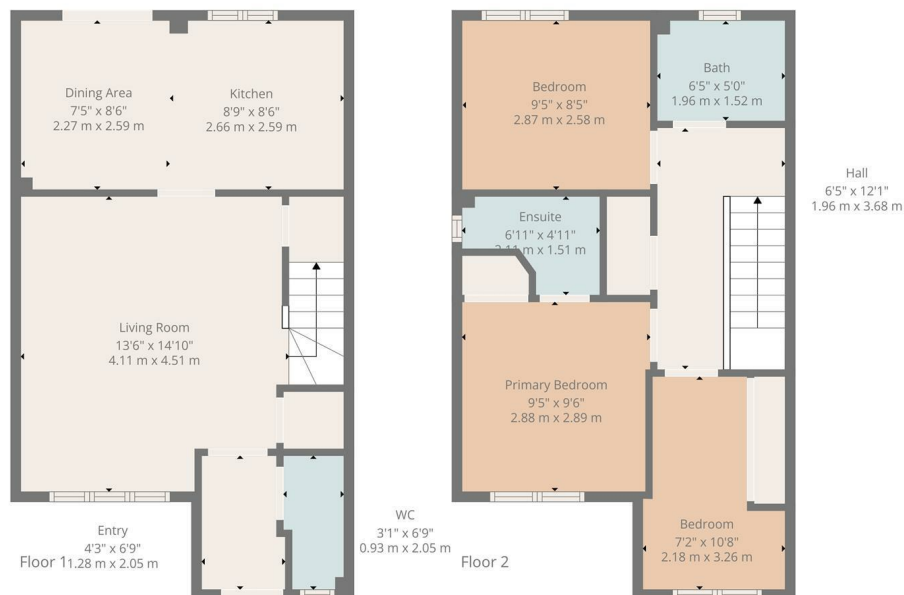
HEMMINGS HOMES

FIXED ASKING PRICE

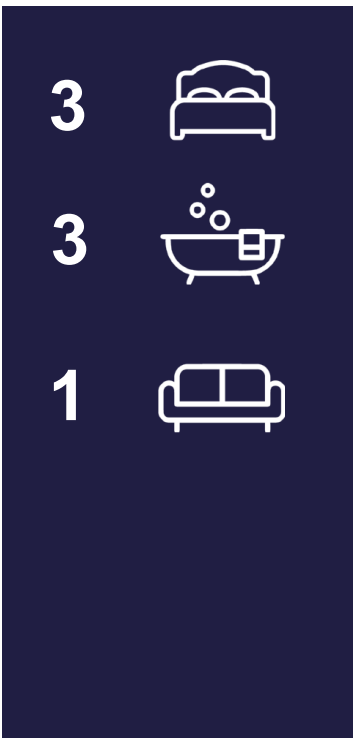
£265,000

Gregory Road

Livingston, EH54 7DR



TOTAL: 836 sq. ft, 78 m2
 FLOOR 1: 418 sq. ft, 39 m2, FLOOR 2: 418 sq. ft, 39 m2
 EXCLUDED AREAS: WALLS: 92 sq. ft, 8 m2



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	87	87
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

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OFFICE DETAILS

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