



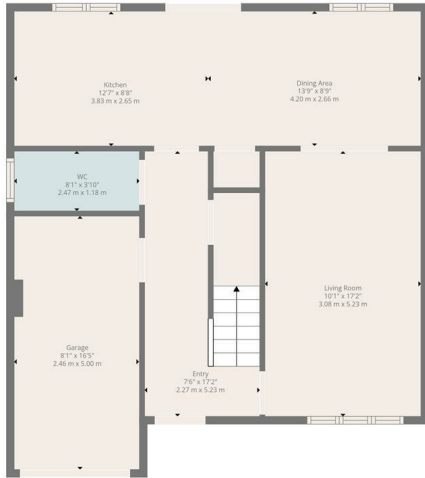
HEMMINGS HOMES

FIXED ASKING PRICE

£375,000

Baird Square

Livingston, EH53 0GQ



Ground Floor



1st Floor



TOTAL: 1266 sq. ft, 118 m²
 Ground floor: 578 sq. ft, 54 m², 1st floor: 688 sq. ft, 64 m²
 EXCLUDED AREAS: GARAGE: 133 sq. ft, 12 m², OPEN TO BELOW: 2 sq. ft, 0 m², WALLS: 118 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