



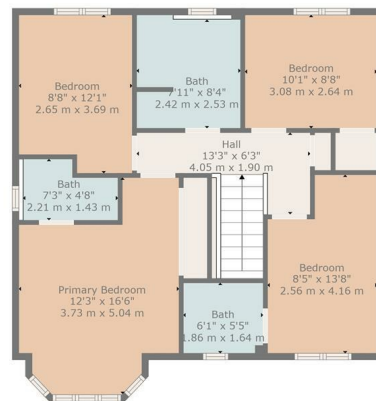
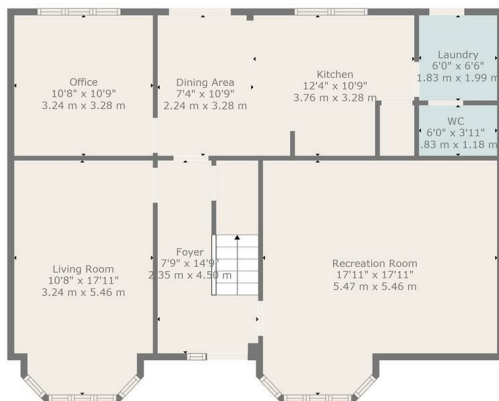
HEMMINGS HOMES

FIXED ASKING PRICE

£329,995

Kerr's Way

Bathgate, EH48 3GE



Floor 1

Floor 2



TOTAL: 1738 sq. ft, 161 m²
FLOOR 1: 1004 sq. ft, 93 m², FLOOR 2: 734 sq. ft, 68 m²
EXCLUDED AREAS: WALLS: 124 sq. ft, 12 m²
 Floor Plan Created By Cubicase 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		79	84
		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



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