



HEMMINGS HOMES

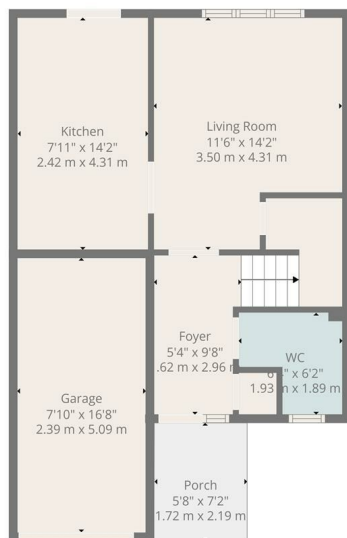


OFFERS OVER

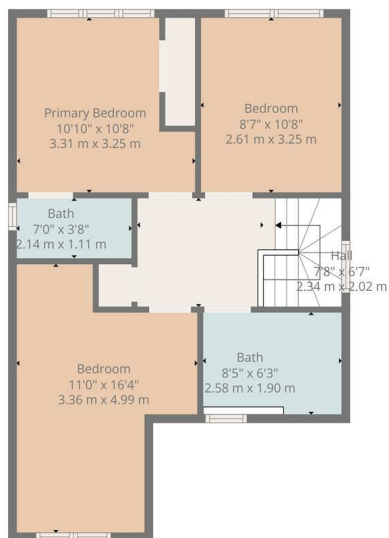
£270,000

Kerr's Way

Bathgate, EH48 3GE



Floor 1



Floor 2



TOTAL: 930 sq. ft, 87 m²
 FLOOR 1: 395 sq. ft, 37 m², FLOOR 2: 535 sq. ft, 50 m²
 EXCLUDED AREAS: GARAGE: 131 sq. ft, 12 m², PORCH: 41 sq. ft, 4 m², WALLS: 113 sq. ft, 11 m²
Floor Plan Created By Cubicore 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	81	85
	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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