



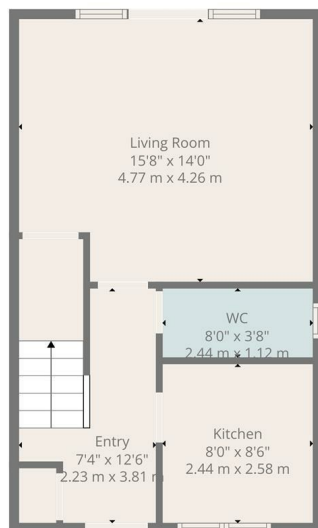
HEMMINGS HOMES

FIXED ASKING PRICE

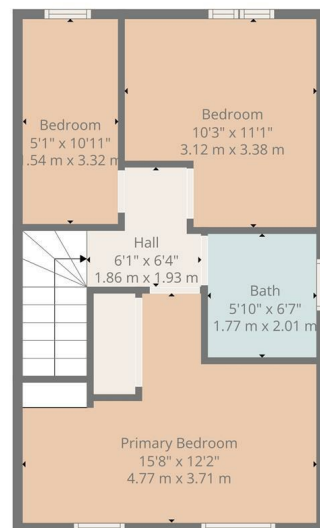
£240,000

Station View

Broxburn, EH52 6WL



1st Floor



1st Floor



TOTAL: 840 sq. ft, 78 m²
 1st Floor: 420 sq. ft, 39 m², 1st floor: 420 sq. ft, 39 m²
 EXCLUDED AREAS: WALLS: 86 sq. ft, 8 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	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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