



HEMMINGS HOMES

FIXED ASKING PRICE

**£279,000**

**Ladywood Place**

Livingston, EH54 6TA





**TOTAL: 1000 sq. ft. 92 m<sup>2</sup>**  
 Ground floor: 500 sq. ft. 46 m<sup>2</sup>, 1st floor: 500 sq. ft. 46 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 164 sq. ft. 15 m<sup>2</sup>, WALLS: 117 sq. ft. 12 m<sup>2</sup>  
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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**  
 376 Brandon Street  
 Motherwell  
 North Lanarkshire  
 ML1 1XA

**OFFICE DETAILS**  
 01698 263413  
[enquiries@hemmingshomes.co.uk](mailto:enquiries@hemmingshomes.co.uk)  
[hemmingshomes.co.uk](http://hemmingshomes.co.uk)