



HEMMINGS HOMES

FIXED ASKING PRICE

**£375,000**

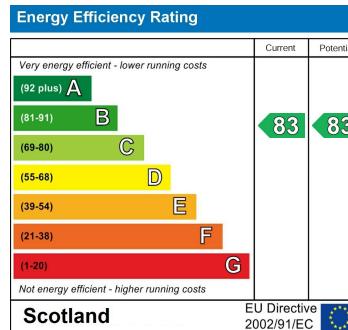
**Blair Road**

Livingston, EH53 0TU



**TOTAL: 1346 sq. ft, 125 m<sup>2</sup>**  
Ground floor: 614 sq. ft, 57 m<sup>2</sup>, 1st floor: 732 sq. ft, 68 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 110 sq. ft, 10 m<sup>2</sup>

Floor Plan Created By CalcArea App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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