



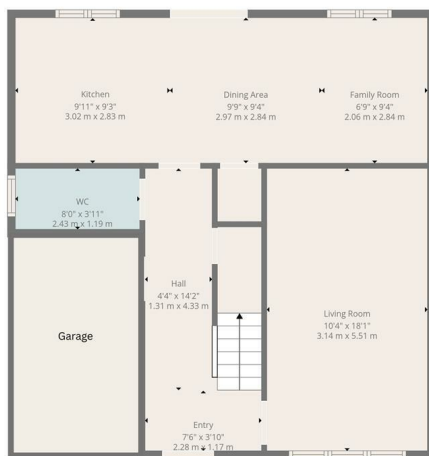
HEMMINGS HOMES

FIXED ASKING PRICE

£375,000

Blair Road

Livingston, EH53 0TU



Ground Floor



1st Floor



TOTAL: 1346 sq. ft, 125 m²
 Ground floor: 614 sq. ft, 57 m², 1st floor: 732 sq. ft, 68 m²
 EXCLUDED AREAS: WALLS: 110 sq. ft, 10 m²

Floor Plan Created By CalcuApp. 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

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	83	83
	EU Directive 2002/91/EC	



OFFICE ADDRESS
 376 Brandon Street
 Motherwell
 North Lanarkshire
 ML1 1XA

OFFICE DETAILS
 01698 263413
enquiries@hemmingshomes.co.uk
hemmingshomes.co.uk