

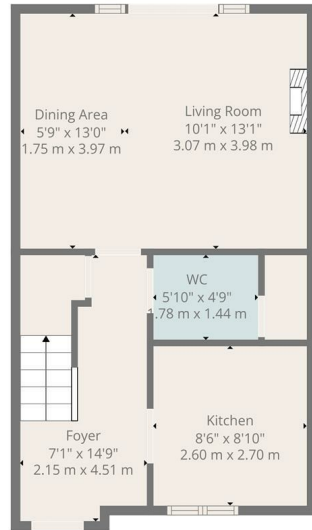


FIXED ASKING PRICE

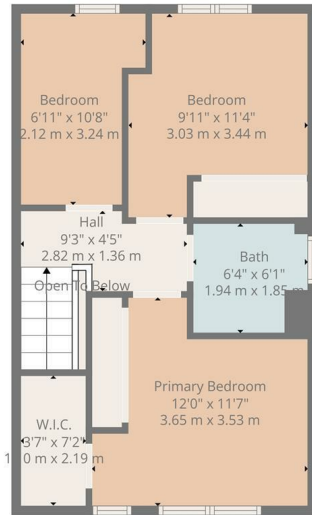
£235,000

Howatston Court

Livingston, EH54 7FH



Ground Floor



1st Floor

TOTAL: 874 sq. ft. 81 m²

Ground floor: 440 sq. ft. 41 m², 1st floor: 434 sq. ft. 40 m²

EXCLUDED AREAS: OPEN TO BELOW: 2 sq. ft. 0 m², WALLS: 89 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	82	86
	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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