



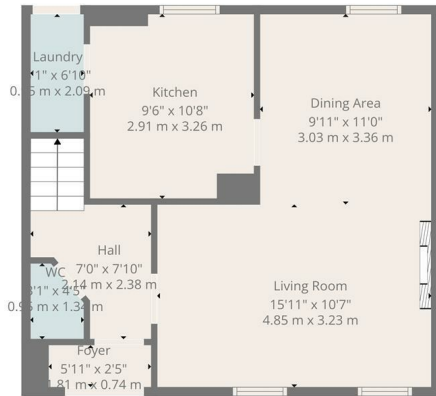
HEMMINGS HOMES

OFFERS OVER

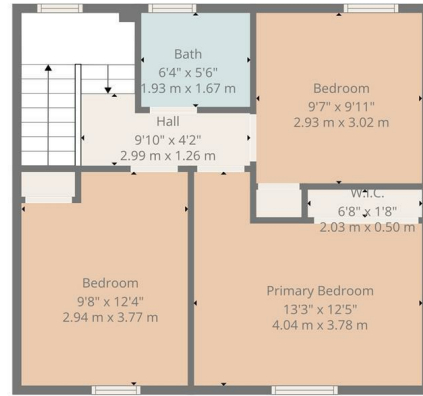
£178,000

Hillhouse Avenue

Bathgate, EH48 4BG



Ground Floor



1st Floor




TOTAL: 1006 sq. ft, 94 m2
 Ground floor: 503 sq. ft, 47 m2, 1st floor: 503 sq. ft, 47 m2
 EXCLUDED AREAS: WALLS: 90 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		65	70
		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



HEMMINGS HOMES

OFFICE ADDRESS

8 Deer Park Avenue
Livingston
EH48 8AF

OFFICE DETAILS

01506 532422
enquiries@hemmingshomes.co.uk
hemmingshomes.co.uk