



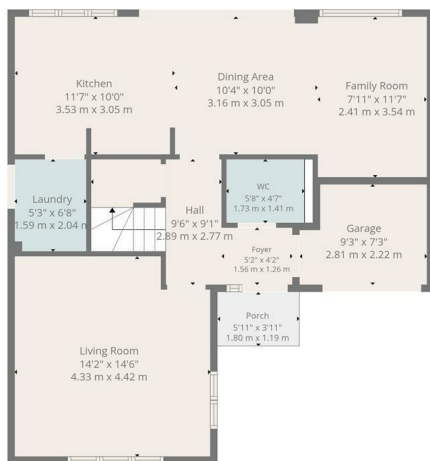
HEMMINGS HOMES

OFFERS OVER

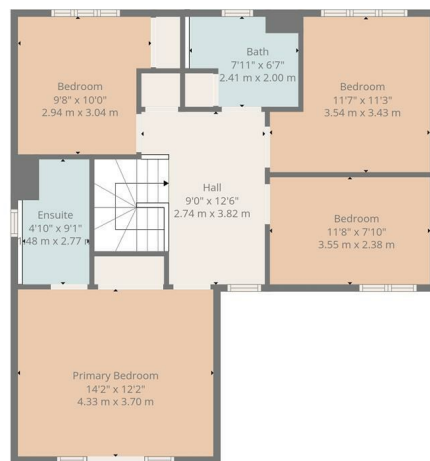
£380,000

Seven Wells Crescent

Livingston, EH53 0GT



Ground Floor



1st Floor



TOTAL: 1445 sq. ft, 134 m²
 Ground floor: 687 sq. ft, 64 m², 1st floor: 758 sq. ft, 70 m²
 EXCLUDED AREAS: GARAGE: 63 sq. ft, 6 m², PORCH: 23 sq. ft, 2 m², WALLS: 133 sq. ft, 13 m²
Floor Plan Created By Cubicore 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

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	EU Directive 2002/91/EC	

HEMMINGS HOMES

OFFICE ADDRESS

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OFFICE DETAILS

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