



FIXED ASKING PRICE
£260,000
Barnes Green
Livingston, EH54 8PP



Ground Floor

1st Floor

TOTAL: 1174 sq. ft, 109 m2
 Ground floor: 715 sq. ft, 66 m2, 1st floor: 459 sq. ft, 43 m2
 EXCLUDED AREAS: WALLS: 106 sq. ft, 10 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	74	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		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

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OFFICE DETAILS

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