



FIXED ASKING PRICE

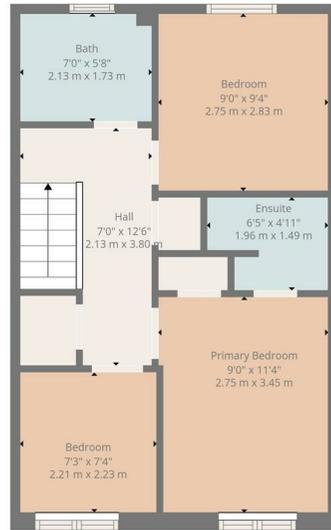
**£270,000**

**Anderson Crescent**

Livingston, EH53 0GY



Ground Floor



1st Floor



**TOTAL: 869 sq. ft. 80 m<sup>2</sup>**  
 Ground floor: 434 sq. ft. 40 m<sup>2</sup>, 1st floor: 435 sq. ft. 40 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 87 sq. ft. 8 m<sup>2</sup>

Floor Plan Created By Cubic8 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			
<b>Scotland</b>		81	81
		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



**OFFICE ADDRESS**  
 8 Deer Park Avenue  
 Livingston  
 EH48 8AF

**OFFICE DETAILS**  
 enquiries@hemmingshomes.co.uk  
 hemmingshomes.co.uk