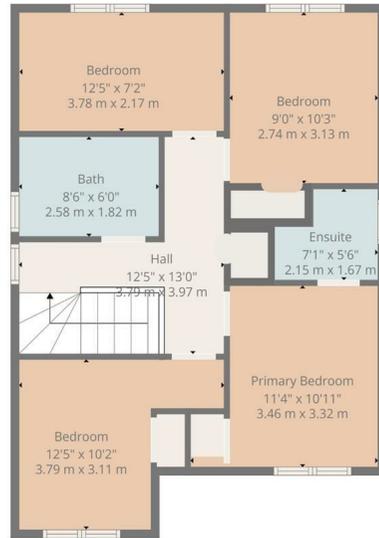




FIXED ASKING PRICE
£340,000
Blair Road
Livingston, EH53 0TU



Ground Floor



1st Floor



TOTAL: 1132 sq. ft, 105 m2
 Ground floor: 509 sq. ft, 47 m2, 1st floor: 623 sq. ft, 58 m2
 EXCLUDED AREAS: WALLS: 108 sq. ft, 10 m2

Floor Plan Created By Cubicss 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		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



HEMMINGS HOMES

OFFICE ADDRESS

8 Deer Park Avenue
 Livingston
 EH48 8AF

OFFICE DETAILS

enquiries@hemmingshomes.co.uk
 hemmingshomes.co.uk