



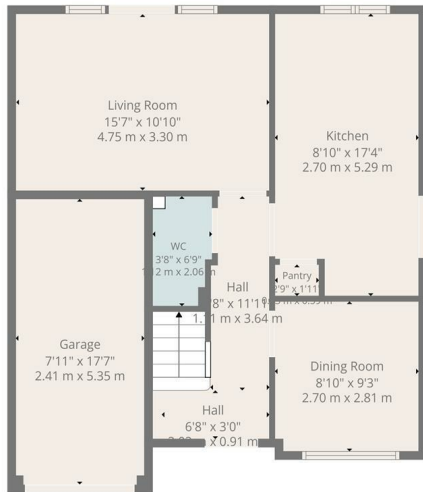
HEMMINGS HOMES

FIXED ASKING PRICE

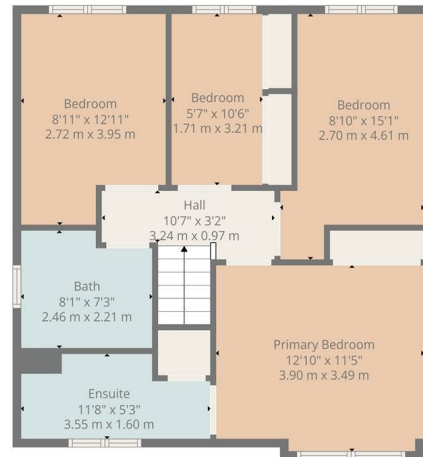
£335,000

Douglas Road

Livingston, EH53 0FW



Ground Floor



1st Floor



TOTAL: 1181 sq. ft, 110 m²
 Ground floor: 526 sq. ft, 49 m², 1st floor: 655 sq. ft, 61 m²
 EXCLUDED AREAS: GARAGE: 139 sq. ft, 13 m², WALLS: 120 sq. ft, 11 m²
Floor Plan Created By Cubicore 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	86	86
(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	



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



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