



FIXED ASKING PRICE
£364,995
Nethershiel Terrace
Livingston, EH53 0GJ



Ground Floor



1st Floor




TOTAL: 1297 sq. ft, 121 m2
 Ground floor: 588 sq. ft, 55 m2, 1st floor: 709 sq. ft, 66 m2
 EXCLUDED AREAS: UTILITY: 10 sq. ft, 1 m2, WALLS: 109 sq. ft, 10 m2
Floor Plan Created by Cubicase 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	85
		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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