



HEMMINGS HOMES

FIXED ASKING PRICE

£319,995

Nasmyth Park

Livingston, EH53 0GP



Floor 1

Floor 2



TOTAL: 1099 sq. ft, 102 m²
 FLOOR 1: 497 sq. ft, 46 m², FLOOR 2: 602 sq. ft, 56 m²
 EXCLUDED AREAS: GARAGE: 126 sq. ft, 12 m², PORCH: 20 sq. ft, 2 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	84	84
	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

376 Brandon Street
 Motherwell
 North Lanarkshire
 ML1 1XA

OFFICE DETAILS

01698 263413
enquiries@hemmingshomes.co.uk
hemmingshomes.co.uk