

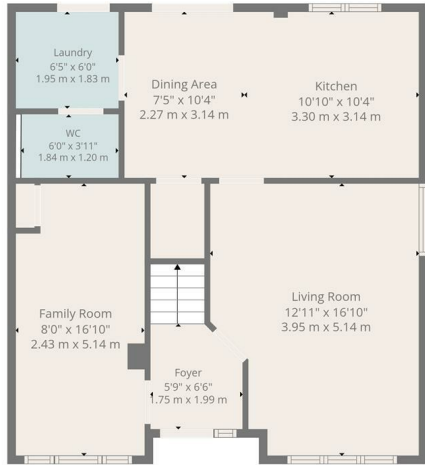


FIXED ASKING PRICE

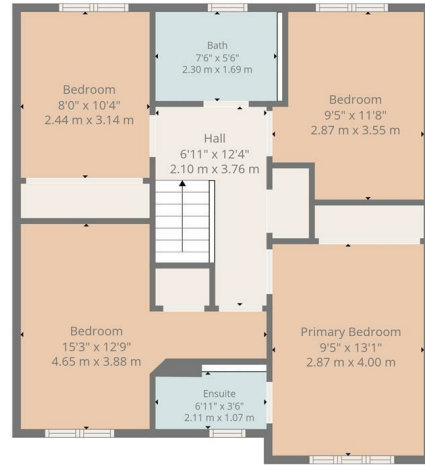
£345,000

Turnpike Road

Livingston, EH53 0GS



Ground Floor



1st Floor



TOTAL: 1336 sq. ft, 124 m²
 Ground floor: 675 sq. ft, 63 m², 1st floor: 661 sq. ft, 61 m²
 EXCLUDED AREAS: WALLS: 109 sq. ft, 10 m²

Floor Plan Created By Cubicasa 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

OFFICE ADDRESS

8 Deer Park Avenue
 Livingston
 EH48 8AF

OFFICE DETAILS

01506 532422
 enquiries@hemmingshomes.co.uk
 hemmingshomes.co.uk