



HEMMINGS HOMES

FIXED ASKING PRICE

£320,000

Barnes Green

Livingston, EH54 8PP



TOTAL: 1406 sq. ft, 131 m²
 Ground floor: 787 sq. ft, 73 m², 1st floor: 619 sq. ft, 58 m²
 EXCLUDED AREAS: GARAGE: 156 sq. ft, 14 m², WALLS: 130 sq. ft, 12 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		75	81
(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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