



HEMMINGS HOMES

OFFERS OVER

**£112,000**

**Rowan Drive**

Bathgate, EH47 7NT





1st Floor



Ground Floor

**TOTAL: 649 sq. ft. 60 m<sup>2</sup>**  
 Ground floor: 326 sq. ft. 30 m<sup>2</sup>, 1st floor: 323 sq. ft. 30 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 24 sq. ft. 2 m<sup>2</sup>, WALLS: 83 sq. ft. 9 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

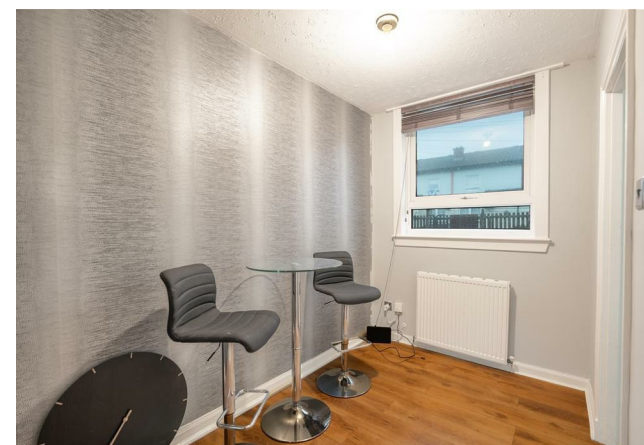
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1



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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

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	69	76
	EU Directive 2002/91/EC	



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#### OFFICE ADDRESS

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 Livingston  
 EH48 8AF

#### OFFICE DETAILS

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