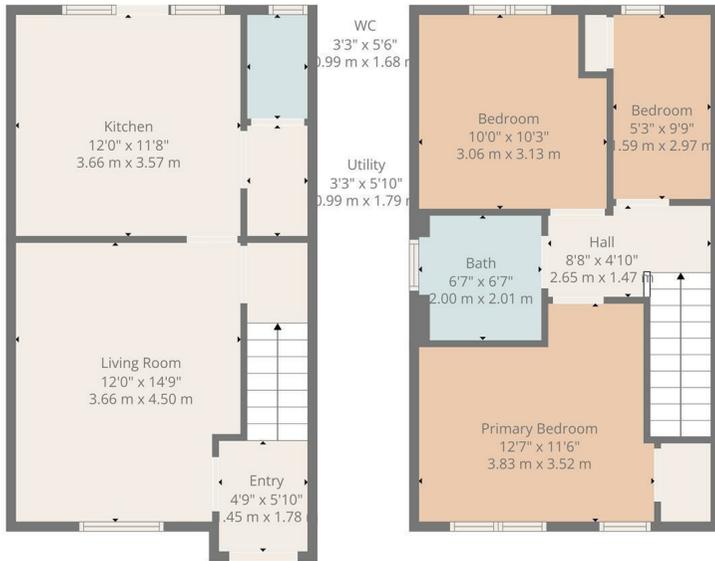




FIXED ASKING PRICE  
**£240,000**  
**Howatston Court**  
Livingston, EH54 7FH



Ground Floor

1st Floor



**TOTAL: 823 sq. ft, 77 m<sup>2</sup>**  
 Ground floor: 406 sq. ft, 38 m<sup>2</sup>, 1st floor: 417 sq. ft, 39 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 19 sq. ft, 2 m<sup>2</sup>, WALLS: 89 sq. ft, 8 m<sup>2</sup>  
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)	<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>		79	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



HEMMINGS HOMES

**OFFICE ADDRESS**

8 Deer Park Avenue  
 Livingston  
 EH48 8AF

**OFFICE DETAILS**

enquiries@hemmingshomes.co.uk  
 hemmingshomes.co.uk