



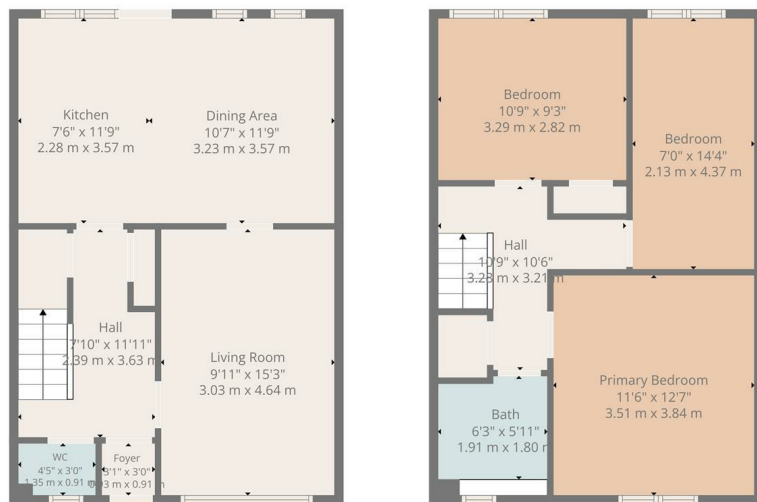
HEMMINGS HOMES

FIXED ASKING PRICE

**£200,000**

**Staunton Rise**

Livingston, EH54 6PD



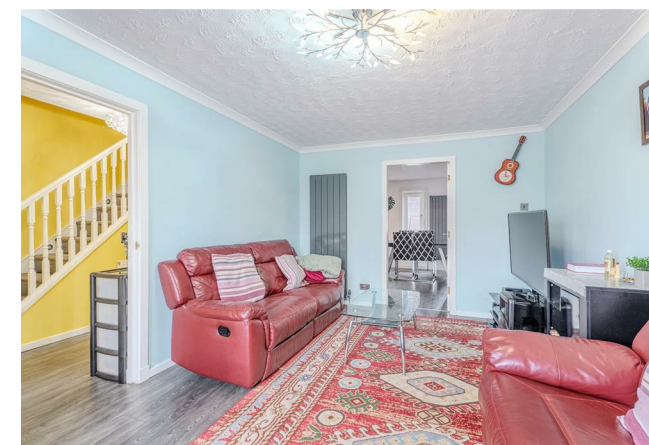
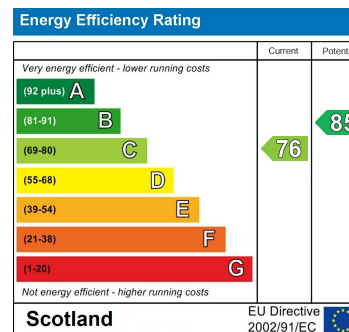
Ground Floor

1st Floor



**TOTAL: 988 sq. ft. 92 m<sup>2</sup>**  
 Ground floor: 494 sq. ft. 46 m<sup>2</sup>, 1st floor: 494 sq. ft. 46 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 92 sq. ft. 8 m<sup>2</sup>

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



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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