



HEMMINGS HOMES

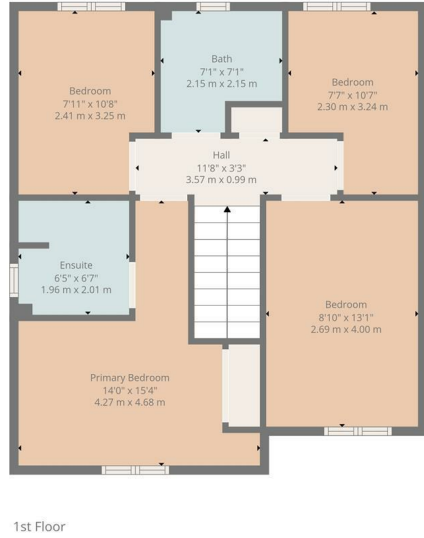
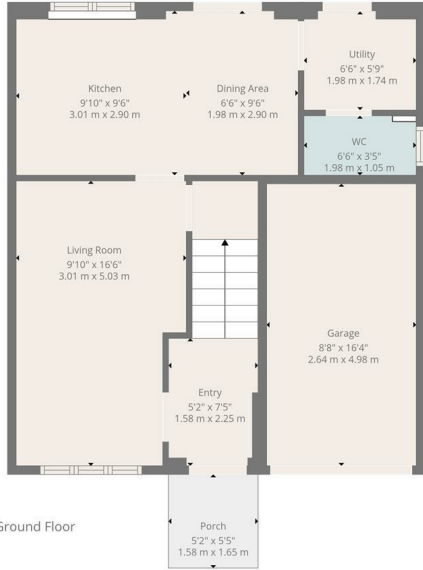


FIXED ASKING PRICE

£320,000

Bissett Square

Livingston, EH53 0UD



TOTAL: 1009 sq. ft, 94 m²
 Ground floor: 419 sq. ft, 39 m², 1st floor: 590 sq. ft, 55 m²
 EXCLUDED AREAS: GARAGE: 142 sq. ft, 13 m², UTILITY: 37 sq. ft, 3 m², PORCH: 28 sq. ft, 3 m²,
 WALLS: 115 sq. ft, 11 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	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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