



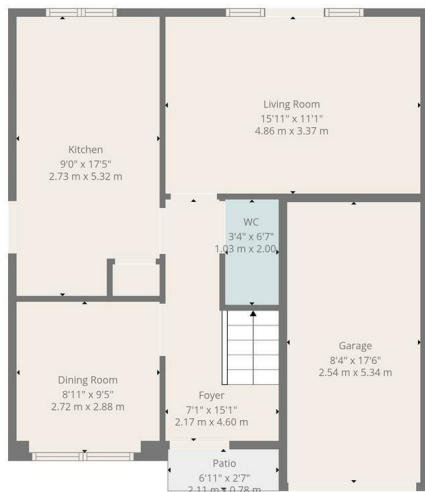
HEMMINGS HOMES

FIXED ASKING PRICE

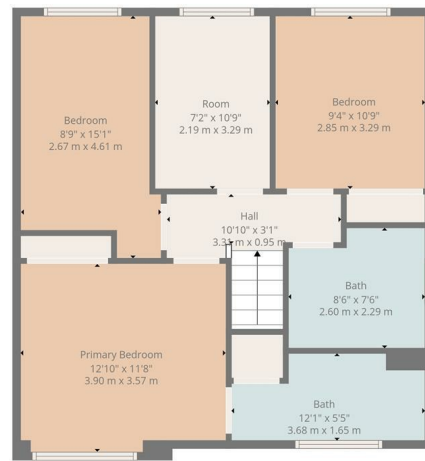
£330,000

Sheil Lane

Livingston, EH53 0FB



Ground Floor



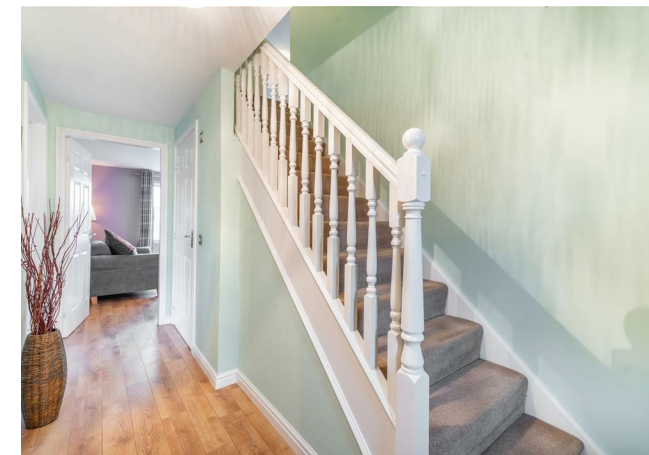
1st Floor



TOTAL: 1215 sq. ft, 113 m²
 Ground floor: 539 sq. ft, 50 m², 1st floor: 676 sq. ft, 63 m²
 EXCLUDED AREAS: GARAGE: 146 sq. ft, 14 m², PATIO: 18 sq. ft, 2 m², WALLS: 121 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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