



FIXED ASKING PRICE  
**£315,000**  
**Millcraig Place**  
Broxburn, EH52 6WH



Ground Floor



1st Floor



**TOTAL: 1032 sq. ft, 95 m<sup>2</sup>**  
 Ground floor: 499 sq. ft, 46 m<sup>2</sup>, 1st floor: 533 sq. ft, 49 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 17 sq. ft, 2 m<sup>2</sup>, WALLS: 101 sq. ft, 10 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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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>		81	85
	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**

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