



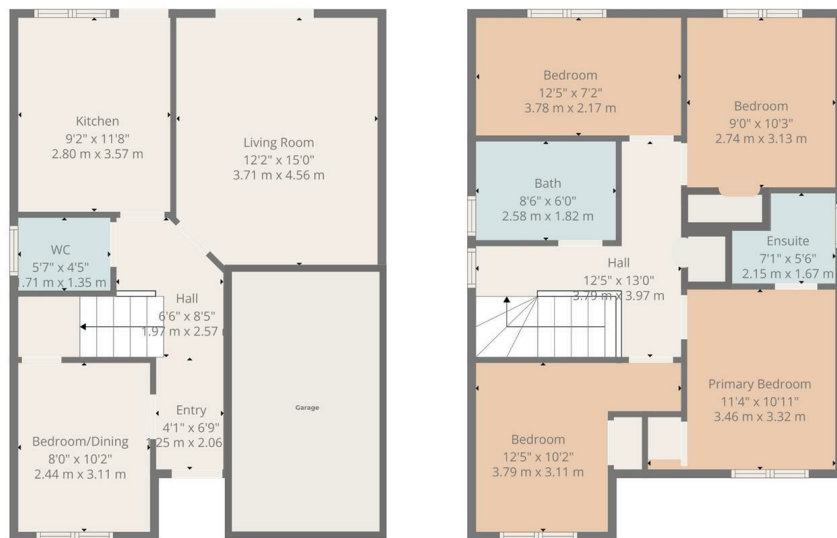
OFFERS OVER

**£335,000**

**Blair Road**

Livingston, EH53 0TU





Ground Floor

1st Floor



**TOTAL: 1132 sq. ft, 105 m2**  
Ground floor: 509 sq. ft, 47 m2, 1st floor: 623 sq. ft, 58 m2  
EXCLUDED AREAS: WALLS: 108 sq. ft, 10 m2

Floor Plan Created By Cubicase 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>	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