



OFFERS OVER

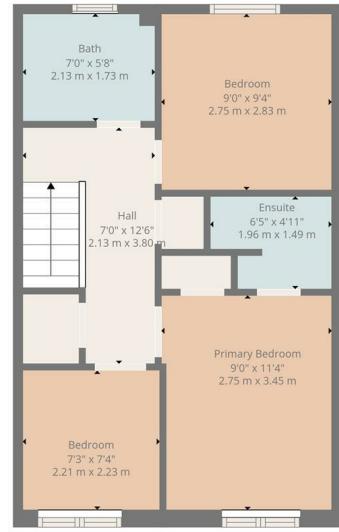
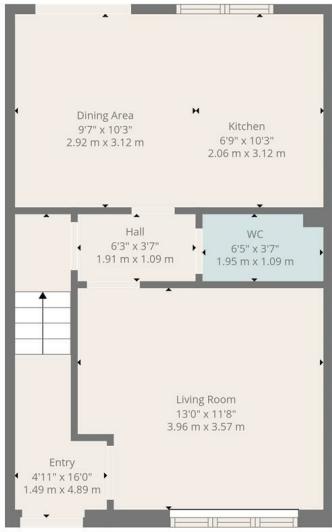
**£265,000**

**Anderson Crescent**

Livingston, EH53 0GY



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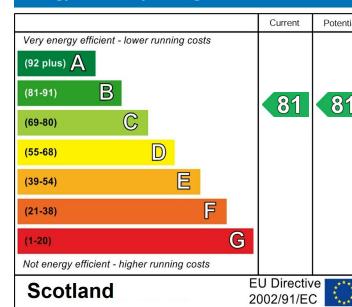


**TOTAL: 869 sq. ft, 80 m<sup>2</sup>**  
 Ground floor: 434 sq. ft, 40 m<sup>2</sup>, 1st floor: 435 sq. ft, 40 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 87 sq. ft, 8 m<sup>2</sup>

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

- 3
- 3
- 1

#### Energy Efficiency Rating



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

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#### OFFICE DETAILS

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