



OFFERS OVER
£215,000
Duncan Street
Bonnybridge, FK4 1DP



TOTAL: 1335 sq. ft, 124 m2
 Ground floor: 674 sq. ft, 63 m2, 1st floor: 661 sq. ft, 61 m2
 EXCLUDED AREAS: GARAGE: 174 sq. ft, 16 m2, WALLS: 141 sq. ft, 13 m2

Floor Plan Created By Cubic8 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) | 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 | | 71 | 77 |
| | | 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

01506 532422
 enquiries@hemmingshomes.co.uk
 hemmingshomes.co.uk