



HEMMINGS HOMES

OFFERS OVER

**£370,000**

**Nethershiel Terrace**

Livingston, EH53 0GJ





Ground Floor



1st Floor



**TOTAL: 1297 sq. ft, 121 m<sup>2</sup>**  
 Ground floor: 588 sq. ft, 55 m<sup>2</sup>, 1st floor: 709 sq. ft, 66 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 10 sq. ft, 1 m<sup>2</sup>, WALLS: 109 sq. ft, 10 m<sup>2</sup>  
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) <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



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