



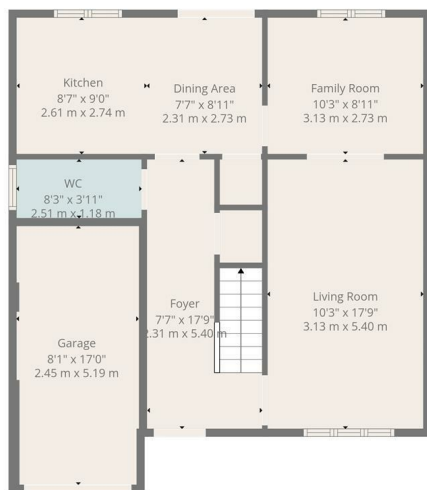
HEMMINGS HOMES

FIXED ASKING PRICE

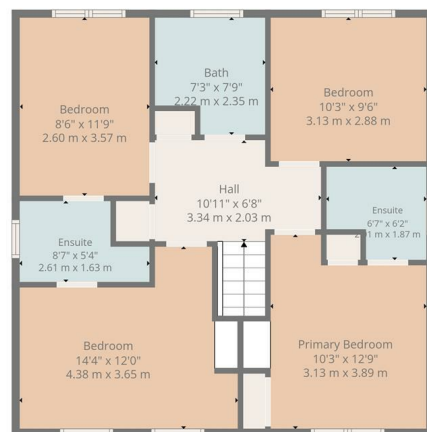
£349,000

Station View

Broxburn, EH52 6WL



Ground Floor



1st Floor



TOTAL: 1329 sq. ft, 123 m2
 Ground floor: 605 sq. ft, 56 m2, 1st floor: 724 sq. ft, 67 m2
 EXCLUDED AREAS: GARAGE: 136 sq. ft, 13 m2, WALLS: 124 sq. ft, 11 m2

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) 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	81	84
	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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