



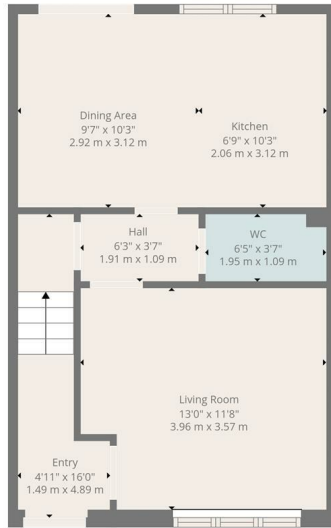
HEMMINGS HOMES

FIXED ASKING PRICE

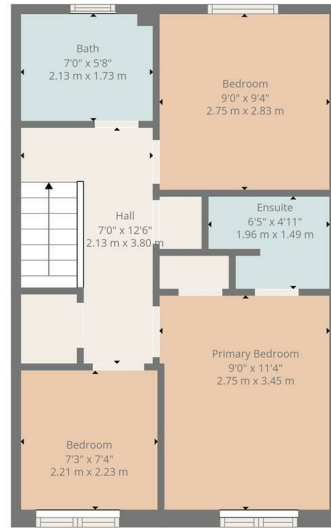
£270,000

Anderson Crescent

Livingston, EH53 0GY



Ground Floor



1st Floor



TOTAL: 869 sq. ft. 80 m²
Ground floor: 434 sq. ft. 40 m², 1st floor: 435 sq. ft. 40 m²
EXCLUDED AREAS: WALLS: 87 sq. ft. 8 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	81
		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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