



HEMMINGS HOMES

FIXED ASKING PRICE

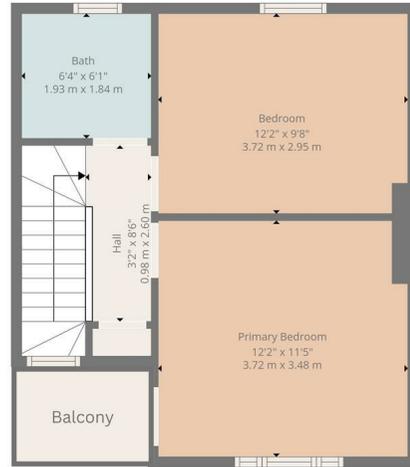
£266,000

Ladywell Road

Edinburgh, EH12 7TB



Ground Floor



First Floor



TOTAL: 758 sq. ft, 71 m²
 Ground floor: 386 sq. ft, 36 m², 1st floor: 372 sq. ft, 35 m²
 EXCLUDED AREAS: STORAGE: 19 sq. ft, 2 m², WALLS: 81 sq. ft, 6 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 | | 70 | 78 |
| | | 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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OFFICE DETAILS

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