



HEMMINGS HOMES

FIXED ASKING PRICE

**£269,000**

**Mallace Avenue**

Bathgate, EH48 2QD





**TOTAL: 184 m<sup>2</sup>**  
Ground floor: 46 m<sup>2</sup>; 1st floor: 58 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>; WALLS: 11 m<sup>2</sup>



| 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>                             | 73                      | 80        |
|                                             | 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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