



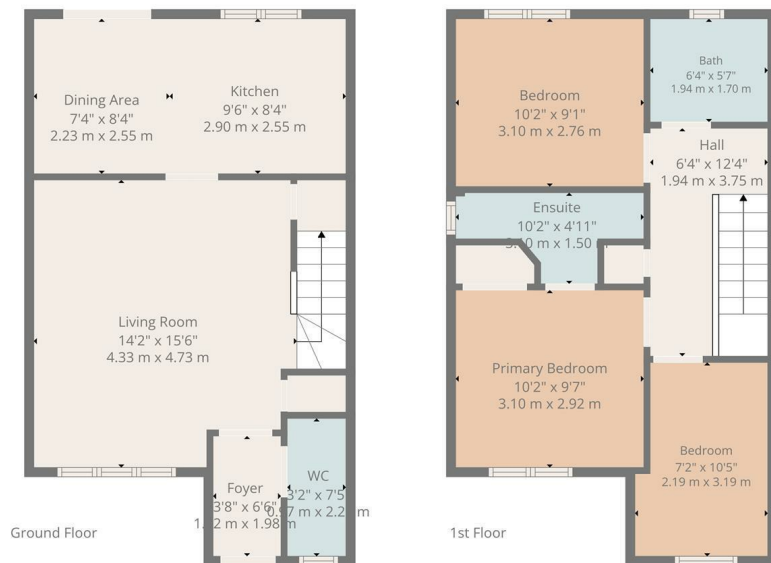
HEMMINGS HOMES

OFFERS OVER

£265,000

Blackshill Lane

Broxburn, EH52 6FH



TOTAL: 884 sq. ft. 82 m²
 Ground floor: 442 sq. ft. 41 m², 1st floor: 442 sq. ft. 41 m²
 EXCLUDED AREAS: WALLS: 94 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	84	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



OFFICE ADDRESS
 8 Deer Park Avenue
 Livingston
 EH48 8AF

OFFICE DETAILS
 01506 532422
enquiries@hemmingshomes.co.uk
hemmingshomes.co.uk