



HEMMINGS HOMES

FIXED ASKING PRICE  
**£355,000**  
**West Burnside**  
Dollar, FK14 7EW




**TOTAL: 129 m<sup>2</sup>**  
 Basement: 51 m<sup>2</sup>, Ground floor: 50 m<sup>2</sup>, 1st floor: 28 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 5 m<sup>2</sup>, LOW CEILING: 10 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>  
Floor Plan Created By: Outlooker App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

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>		EU Directive 2002/91/EC	



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**OFFICE ADDRESS**

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**OFFICE DETAILS**

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