



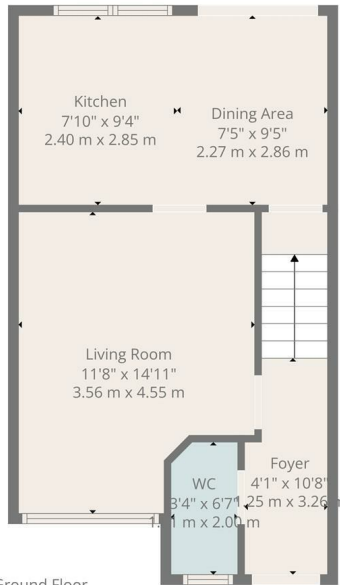
HEMMINGS HOMES

FIXED ASKING PRICE

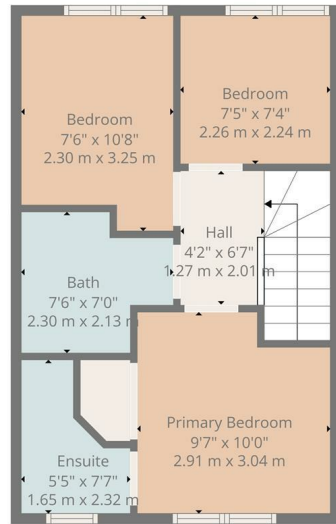
**£300,000**

**Torwood Crescent**

Edinburgh, EH12 9GL



Ground Floor



1st Floor

**TOTAL: 777 sq. ft, 72 m<sup>2</sup>**

Ground floor: 400 sq. ft, 37 m<sup>2</sup>, 1st floor: 377 sq. ft, 35 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 85 sq. ft, 8 m<sup>2</sup>

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)	<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>		83	87
		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



HEMMINGS HOMES

**OFFICE ADDRESS**

8 Deer Park Avenue  
Livingston  
EH48 8AF

**OFFICE DETAILS**

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