

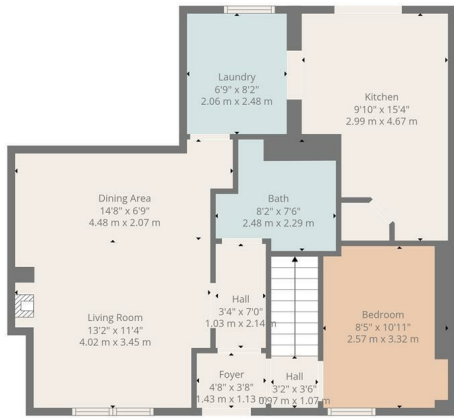


FIXED ASKING PRICE

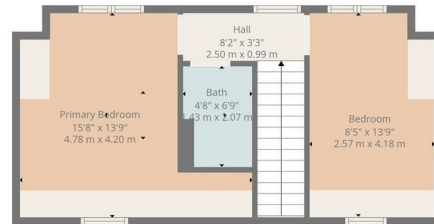
£245,000

Station Road

Newbridge, EH28 8PT



Ground Floor



1st Floor




TOTAL: 979 sq. ft. 91 m²
 Ground floor: 660 sq. ft, 61 m², 1st floor: 319 sq. ft, 30 m²
 EXCLUDED AREAS: LOW CEILING: 58 sq. ft, 6 m², WALLS: 100 sq. ft, 9 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		66	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



HEMMINGS HOMES

OFFICE ADDRESS

8 Deer Park Avenue
 Livingston
 EH48 8AF

OFFICE DETAILS

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