



HEMMINGS HOMES



FIXED ASKING PRICE

£355,000

Joseph Cumming Gardens

Broxburn, EH52 5AN



TOTAL: 1502 sq. ft, 140 m²
 Ground floor: 675 sq. ft, 63 m², 1st floor: 827 sq. ft, 77 m²
 EXCLUDED AREAS: GARAGE: 142 sq. ft, 13 m², PORCH: 40 sq. ft, 4 m², WALLS: 134 sq. ft, 13 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		81	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



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