



HEMMINGS HOMES

OFFERS OVER

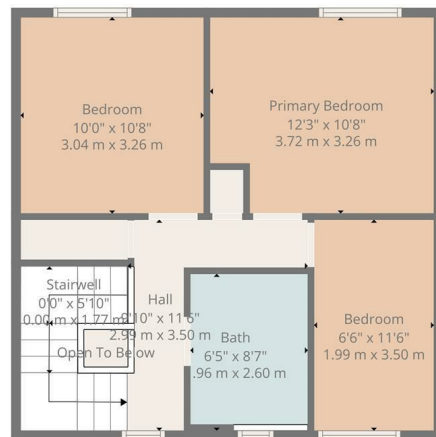
£175,000

Nelson Avenue

Livingston, EH54 6LA



Ground Floor



1st Floor



TOTAL: 947 sq. ft, 88 m²
 Ground floor: 492 sq. ft, 46 m², 1st floor: 455 sq. ft, 42 m²
 EXCLUDED AREAS: STAIRWELL: 52 sq. ft, 5 m², WALLS: 95 sq. ft, 9 m²
Floor Plan Created By Calibre 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	75	81
	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