



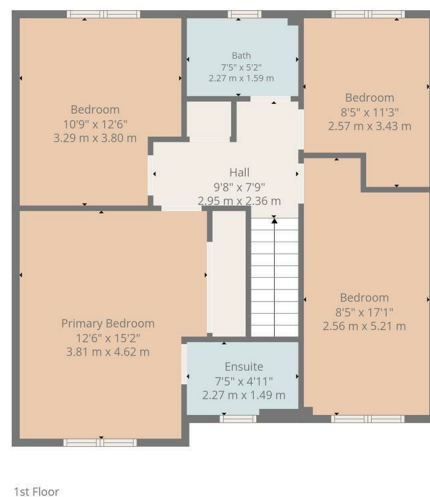
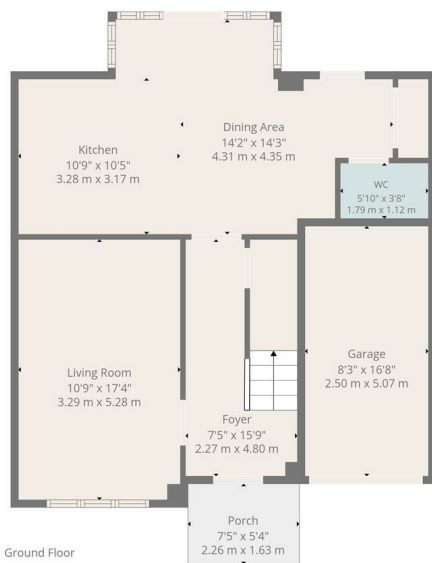
HEMMINGS HOMES

FIXED ASKING PRICE

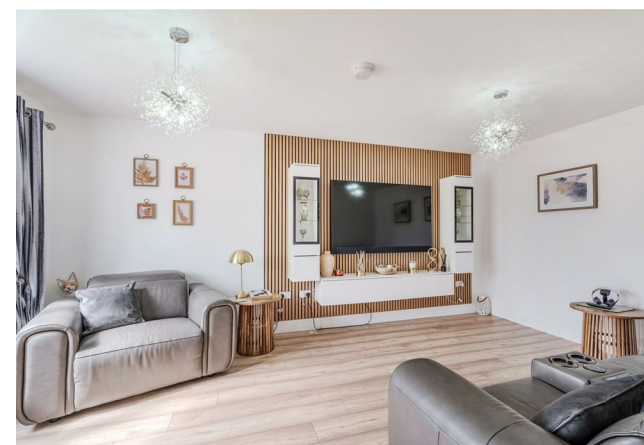
£360,000

Briestonhill View

West Calder, EH55 8FT



TOTAL: 1367 sq. ft, 128 m2
 Ground floor: 630 sq. ft, 59 m2, 1st floor: 737 sq. ft, 69 m2
 EXCLUDED AREAS: PORCH: 40 sq. ft, 4 m2, GARAGE: 137 sq. ft, 13 m2, WALLS: 129 sq. ft, 11 m2



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	85	85
	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



OFFICE ADDRESS
 8 Deer Park Avenue
 Livingston
 EH48 8AF

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