



HEMMINGS HOMES

OFFERS OVER

£525,000

Gallacher Green

Livingston, EH54 8RD



TOTAL: 2358 sq. ft, 219 m²
 Ground floor: 1465 sq. ft, 136 m², 1st floor: 893 sq. ft, 83 m²
 EXCLUDED AREAS: OPEN TO BELOW: 7 sq. ft, 1 m², WALLS: 158 sq. ft, 15 m²
Floor Plan Created By Cubicore App. Measurements Deemed Highly Reliable But Not Guaranteed.

5



3



4



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	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

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OFFICE DETAILS

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