

# 55 Station Road

BROXBURN, WEST LOTHIAN, EH52 5QU

Approximate Dimensions (Taken from the widest point)

Living Room	5.40m (17'9") x 4.09m (13'5")
Kitchen	9.50m (31'2") x 3.58m (11'9")
Utility	2.37m (7'9") x 1.77m (5'10")
Bedroom 1	5.05m (16'7") x 3.17m (10'5")
En-suite	4.30m (14'1") x 2.96m (9'9")
Walk in Wardrobe	2.96m (9'9") x 2.70m (8'10")
Bedroom 2	4.17m (13'8") x 3.23m (10'7")
Bedroom 3	4.17m (13'8") x 3.63m (11'11")
WC	1.80m (5'11") x 0.98m (3'2")
Shower Room	2.18m (7'2") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 145m<sup>2</sup> EPC Rating: C

