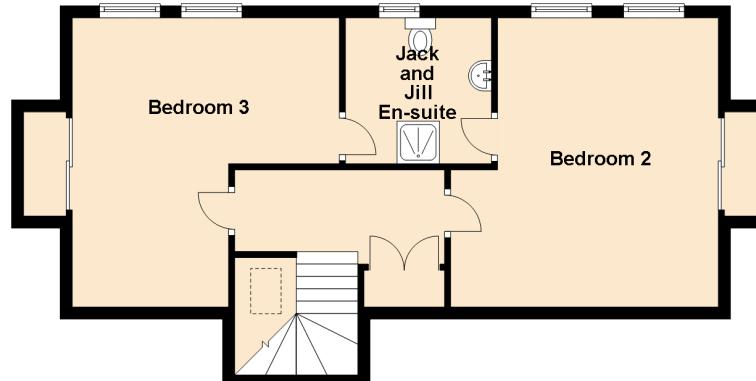


3 Hamilton Way

EAST WHITBURN, WEST LOTHIAN, EH47 8RA



Approximate Dimensions (Taken from the widest point)

Lounge	4.89m (16'1") x 4.49m (14'9")
Kitchen	5.59m (18'4") x 3.57m (11'9")
Utility	2.40m (7'10") x 1.75m (5'9")
WC	1.75m (5'9") x 0.90m (2'11")
Family Room/Sun Room	6.35m (20'10") x 3.83m (12'7")
Study	2.80m (9'2") x 1.95m (6'5")
Master Bedroom	5.63m (18'6") x 3.69m (12'1")
En-suite	4.16m (13'8") x 2.92m (9'7")
Bedroom 2	4.75m (15'7") x 4.40m (14'5")
Jack and Jill En-suite	2.40m (7'10") x 2.40m (7'10")
Bedroom 3	4.75m (15'7") x 4.39m (14'5")
Bedroom 4	3.57m (11'9") x 2.83m (9'3")
Dining Room/Bedroom 5	3.58m (11'9") x 2.99m (9'10")
Bathroom	3.06m (10') x 2.80m (9'2")

Gross internal floor area (m²): 232m² | EPC Rating: C