

# 36 Burngrange Park

BURNGRANGE, WEST CALDER, EH55 8HF



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.42m (14'6") x 3.97m (13')
Dining Room	3.09m (10'2") x 2.75m (9')
Kitchen	3.23m (10'7") x 3.09m (10'2")
Utility	2.50m (8'2") x 1.58m (5'2")
Garage	5.70m (18'8") x 5.40m (17'9")
WC	1.40m (4'7") x 1.13m (3'8")
Bedroom 1	4.45m (14'7") x 3.28m (10'9")
En-suite	3.20m (10'6") x 2.00m (6'7")
Bedroom 2	3.60m (11'10") x 3.58m (11'9")
Bedroom 3	3.05m (10') x 2.70m (8'10")
Bedroom 4	2.93m (9'7") x 2.66m (8'9")
Bathroom	2.20m (7'3") x 2.00m (6'7")
WC	1.40m (4'7") x 1.13m (3'8")

Gross internal floor area (m<sup>2</sup>): 122m<sup>2</sup>

EPC Rating: C