



10 Queens Avenue

BROXBURN, WEST LOTHIAN, EH52 5RS

Approximate Dimensions
(Taken from the widest point)

Lounge	5.13m (16'10") x 4.59m (15'1")
Kitchen	4.82m (15'10") x 2.40m (7'10")
Dining Area	3.44m (11'3") x 2.05m (6'9")
Bedroom 1	4.12m (13'6") x 3.36m (11')
En-suite	2.78m (9'1") x 1.65m (5'5")
Walk in Wardrobe	3.78m (12'5") x 1.70m (5'7")
Bedroom 2	3.84m (12'7") x 3.20m (10'6")
Bedroom 3	4.07m (13'4") x 3.47m (11'5")
Bedroom 4/ Dining Room	4.10m (13'5") x 3.18m (10'5")
Bathroom	2.07m (6'9") x 1.84m (6')
Study	3.10m (10'2") x 2.30m (7'7")

Gross internal floor area (m²): 126m²

EPC Rating: C