

Midseat Cottage

1 EAST WHITBURN, BATHGATE, WEST LOTHIAN, EH47 8AA

Approximate Dimensions (Taken from the widest point)

Lounge	6.38m (20'11") x 5.17m (17')
Sitting Room	5.50m (18'1") x 3.30m (10'10")
Kitchen	5.50m (18'1") x 3.87m (12'8")
Master Bedroom	5.93m (19'5") x 4.42m (14'6")
Bedroom 2	5.00m (16'5") x 3.30m (10'10")
Study	3.30m (10'10") x 2.48m (8'2")
Sun Room	3.64m (11'11") x 2.75m (9')
Bathroom	3.20m (10'6") x 2.78m (9'1")
Bedroom 3	3.90m (12'10") x 2.00m (6'7")
Bedroom 4	5.46m (17'11") x 3.56m (11'8")
Bedroom 5	4.00m (13'1") x 3.90m (12'10")
WC	1.60m (5'3") x 1.30m (4'3")

Gross internal floor area (m²): 245m² | EPC Rating: F

