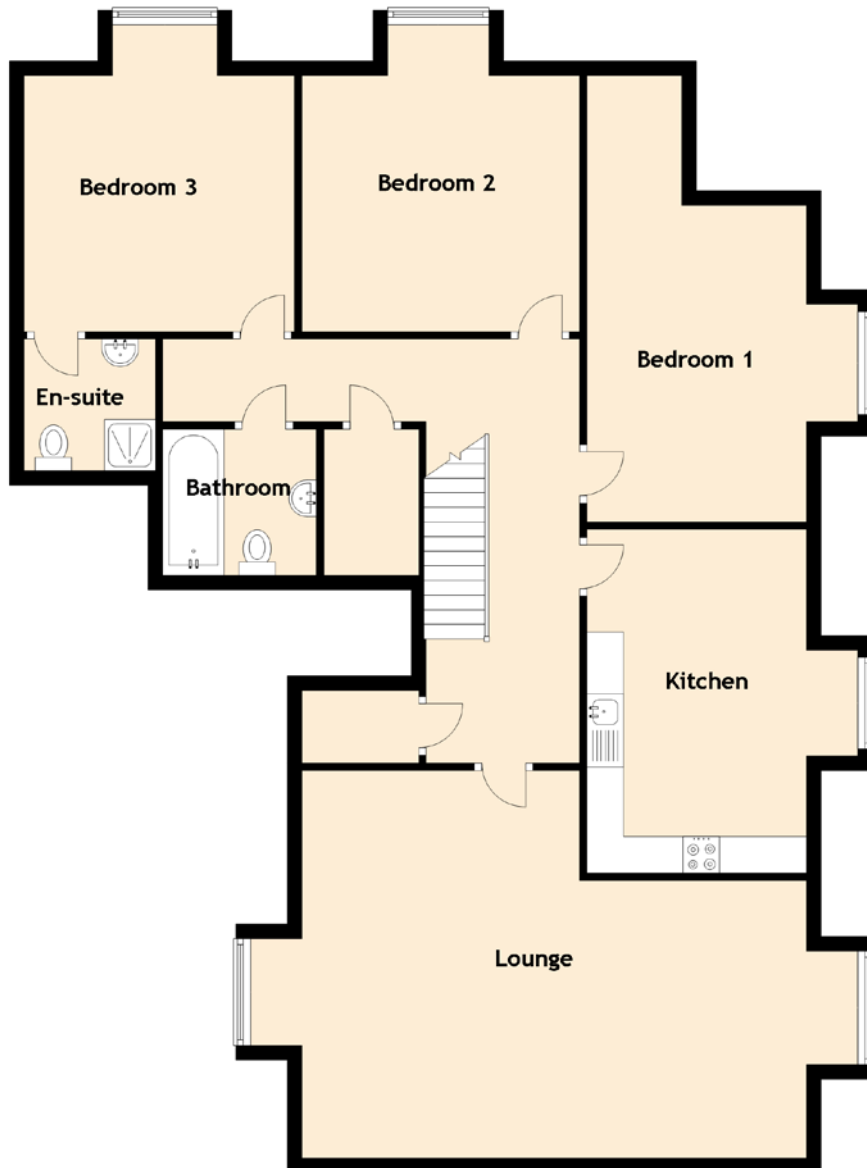




138 Queens Crescent

LIVINGSTON, WEST LoTHIAN, EH54 8EJ

Approximate Dimensions
(Taken from the widest point)

Lounge	6.90m (22'8") x 3.00m (9'10")
Kitchen	4.70m (15'5") x 3.00m (9'10")
Bedroom 1	6.10m (20') x 3.00m (9'10")
En-suite	1.80m (5'11") x 1.80m (5'11")
Bedroom 2	3.80m (12'6") x 3.50m (11'6")
Bedroom 3	3.70m (12'2") x 3.50m (11'6")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²): 126m²

EPC Rating: C