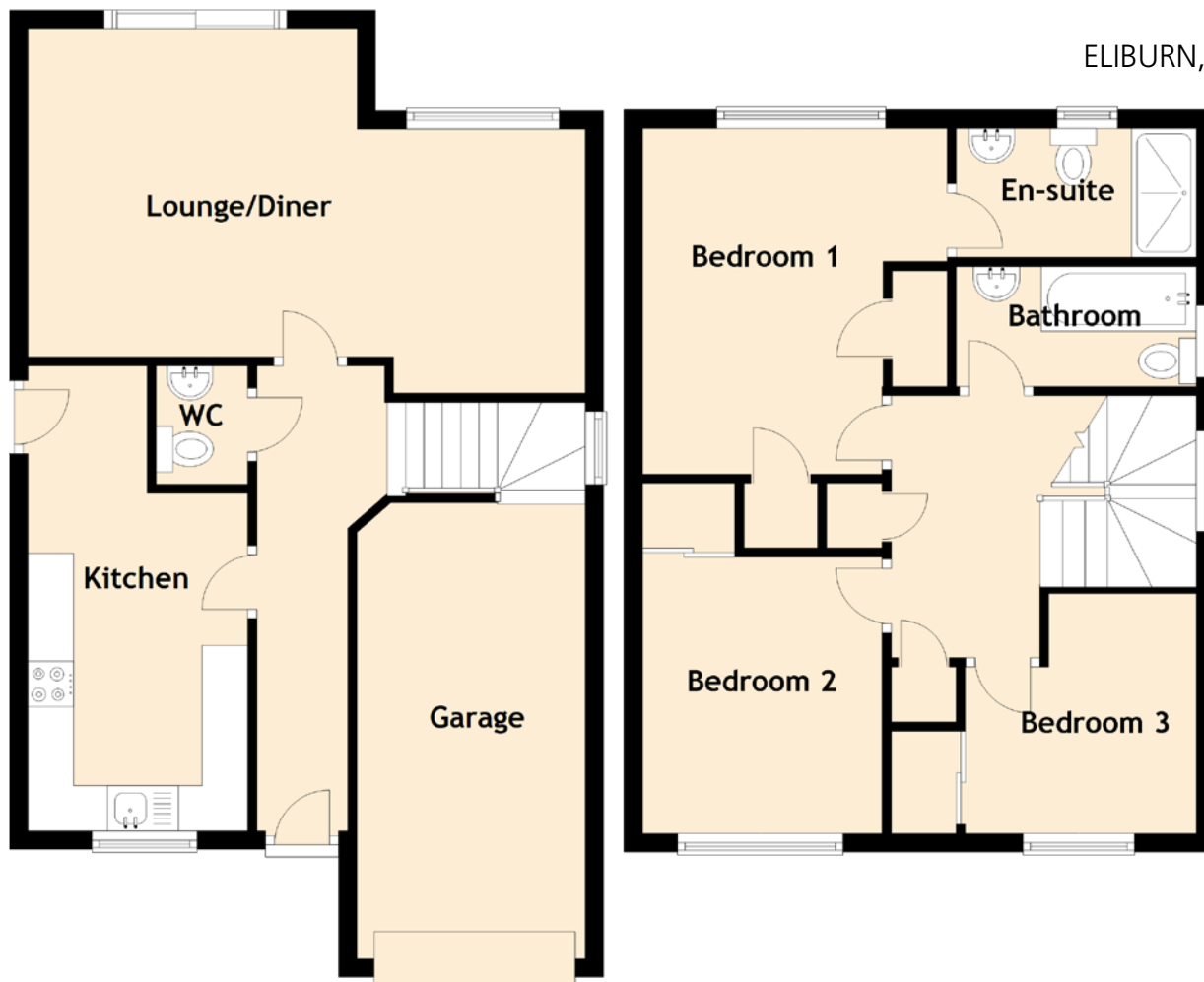


2 Ward Place

ELIBURN, LIVINGSTON, WEST LoTHIAN, EH54 6FB



Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.10m (20') x 3.60m (11'10")
Kitchen	5.10m (16'9") x 2.40m (7'10")
Bedroom 1	3.75m (12'4") x 3.30m (10'10")
En-suite	2.60m (8'6") x 1.40m (4'7")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bedroom 3	2.70m (8'10") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 1.30m (4'3")
WC	1.30m (4'3") x 1.00m (3'3")
Garage	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²): 83m²
EPC Rating: D