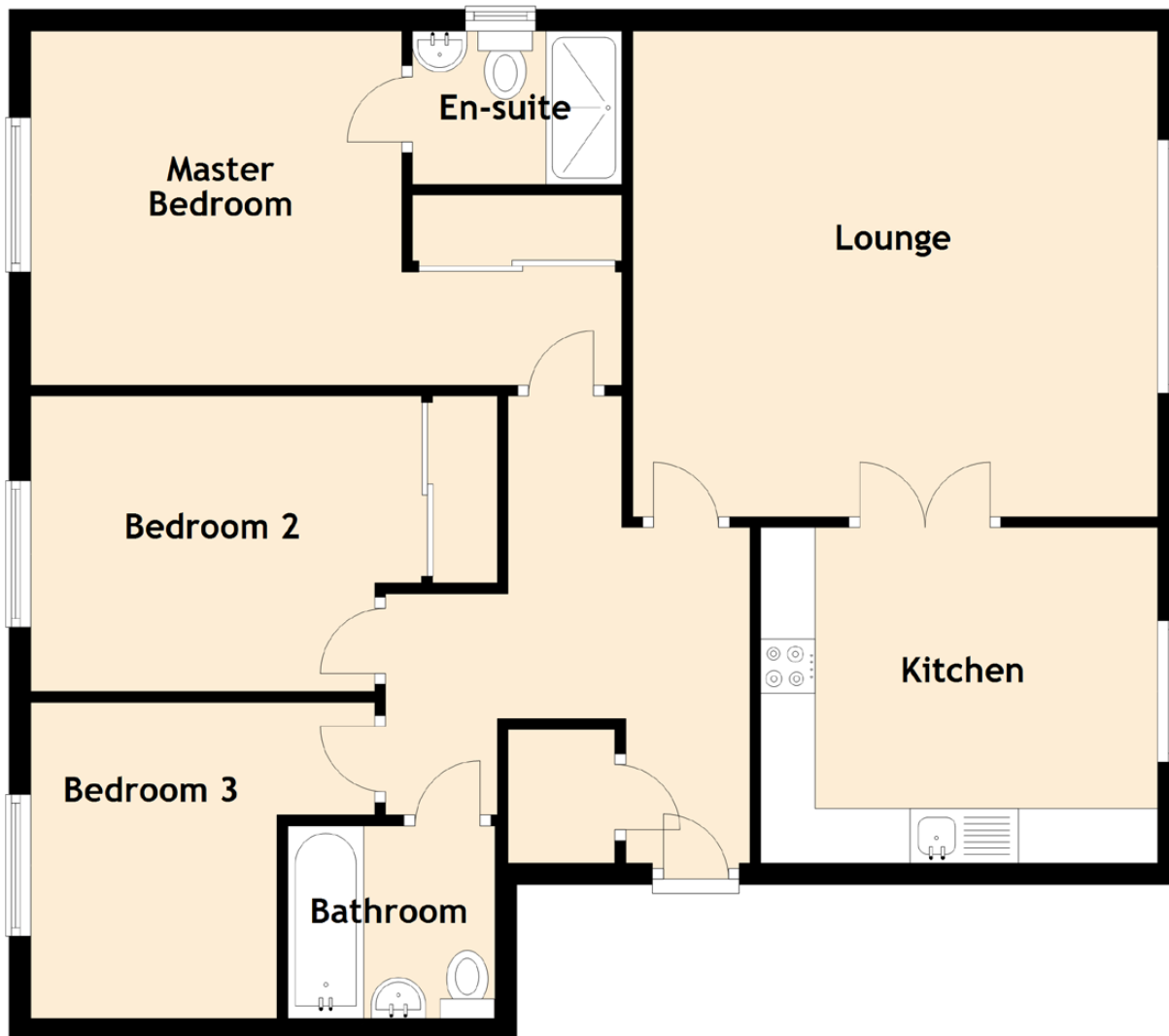




Approximate Dimensions
(Taken from the widest point)

Lounge	4.84m (15'11") x 4.47m (14'8")
Kitchen	3.66m (12') x 2.90m (9'6")
Master Bedroom	5.45m (17'11") x 3.26m (10'8")
En-suite	1.93m (6'4") x 1.41m (4'8")
Bedroom 2	4.30m (14'1") x 2.72m (8'11")
Bedroom 3	3.17m (10'5") x 2.91m (9'7")
Bathroom	1.91m (6'3") x 1.87m (6'2")

Gross internal floor area (m²): 85m²

EPC Rating: C

50 Atholl Way

LIVINGSTON, WEST LOTHIAN, EH54 8TH