

58 Tantallon Gardens

BELLSQUARRY, LIVINGSTON, EH54 9AT



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.93m (16'2") x 3.44m (11'3")
Kitchen	6.20m (20'4") x 3.73m (12'3")
Family Room	6.20m (20'4") x 2.72m (8'11")
Utility	3.77m (12'4") x 2.23m (7'4")
Bedroom 5	5.50m (18') x 3.77m (12'4")
En-Suite	2.53m (8'4") x 1.30m (4'3")
WC	1.47m (4'10") x 1.16m (3'10")

First Floor

Bedroom 1	5.92m (19'5") x 3.91m (12'10")
En-suite 1	3.78m (12'5") x 2.00m (6'7")
Bedroom 2	3.90m (12'10") x 3.44m (11'3")
En-suite 2	2.41m (7'11") x 1.27m (4'2")
Bedroom 3	3.03m (9'11") x 2.39m (7'10")
Bedroom 4	3.06m (10') x 2.39m (7'10")
Bathroom	1.90m (6'3") x 1.68m (5'6")

Gross internal floor area (m²): 166m² | EPC Rating: C