

# 41 Upper Bathville

ARMADALE, WEST LoTHIAN, EH48 3JX

## Approximate Dimensions

(Taken from the widest point)

Lounge	5.44m (17'10") x 3.40m (11'2")
Kitchen/Diner	6.05m (19'10") x 4.30m (14'1")
Family Room	3.11m (10'2") x 1.89m (6'2")
WC	1.44m (4'9") x 1.10m (3'7")
Master Bedroom	4.11m (13'6") x 2.95m (9'8")
Bedroom 2	3.95m (13') x 3.12m (10'3")
Bedroom 3	3.13m (10'3") x 3.12m (10'3")
Bathroom	3.09m (10'1") x 1.91m (6'3")

Gross internal floor area (m<sup>2</sup>): 106m<sup>2</sup>

EPC Rating: C

## DISCLAIMER:

**This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.**

