



FIXED ASKING PRICE
£275,000
Mallace Avenue
Bathgate, EH48 2QD



TOTAL: 104 m²
 Ground floor: 46 m², 1st floor: 58 m²
 EXCLUDED AREAS: GARAGE: 15 m², WALLS: 11 m²



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		73	80
	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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