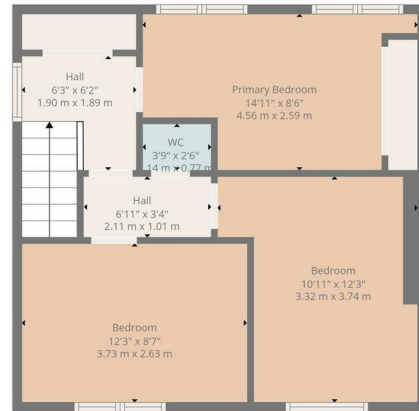




FIXED ASKING PRICE
£165,000
Traprain Crescent
Bathgate, EH48 2BD



Ground Floor



1st Floor



TOTAL: 908 sq. ft, 84 m²
 Ground floor: 454 sq. ft, 42 m², 1st floor: 454 sq. ft, 42 m²
 EXCLUDED AREAS: WALLS: 86 sq. ft, 8 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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	79
		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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