

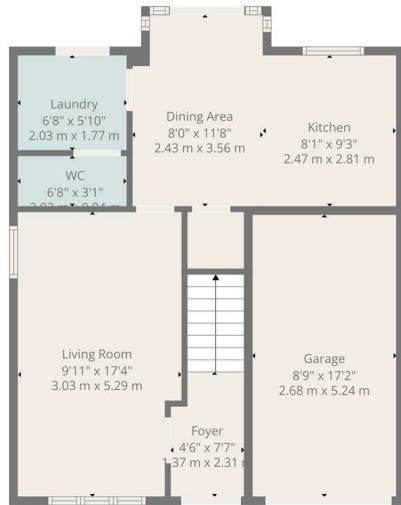


FIXED ASKING PRICE

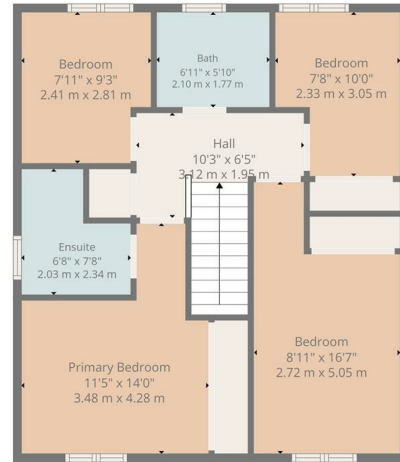
£305,000

Lang Drive

Bathgate, EH48 2LZ



Ground Floor



1st Floor



TOTAL: 1246 sq. ft, 116 m2
 Ground floor: 625 sq. ft, 58 m2, 1st floor: 621 sq. ft, 58 m2
 EXCLUDED AREAS: WALLS: 117 sq. ft, 10 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	79	84
	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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