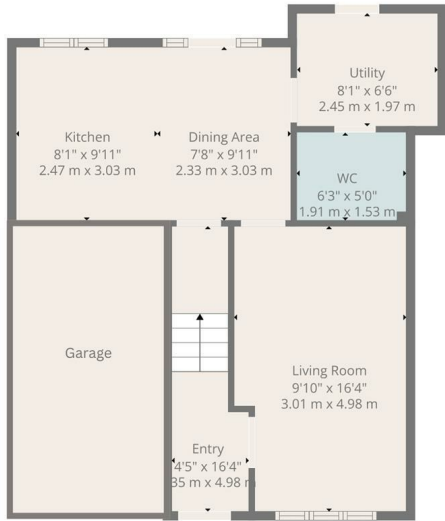
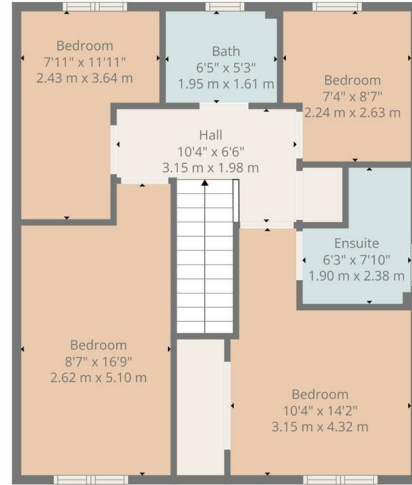




FIXED ASKING PRICE
£305,000
Old School Court
West Calder, EH55 8FF



Ground Floor



1st Floor



TOTAL: 1013 sq. ft, 94 m²
 Ground floor: 418 sq. ft, 39 m², 1st floor: 595 sq. ft, 55 m²
 EXCLUDED AREAS: UTILITY: 52 sq. ft, 5 m², WALLS: 104 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		82	82
		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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