

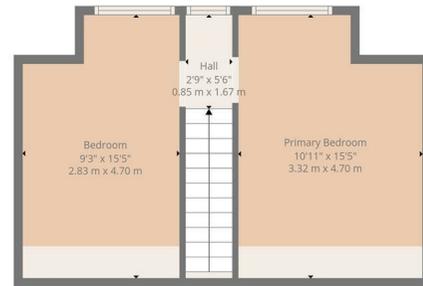


FIXED ASKING PRICE

£170,000

Forrest Walk

Broxburn, EH52 5PW



1st Floor

Ground Floor



TOTAL: 773 sq. ft. 72 m²
 Ground floor: 470 sq. ft. 44 m², 1st floor: 303 sq. ft. 28 m²
 EXCLUDED AREAS: LOW CEILING: 39 sq. ft. 4 m², WALLS: 84 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	69	76
	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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OFFICE DETAILS

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