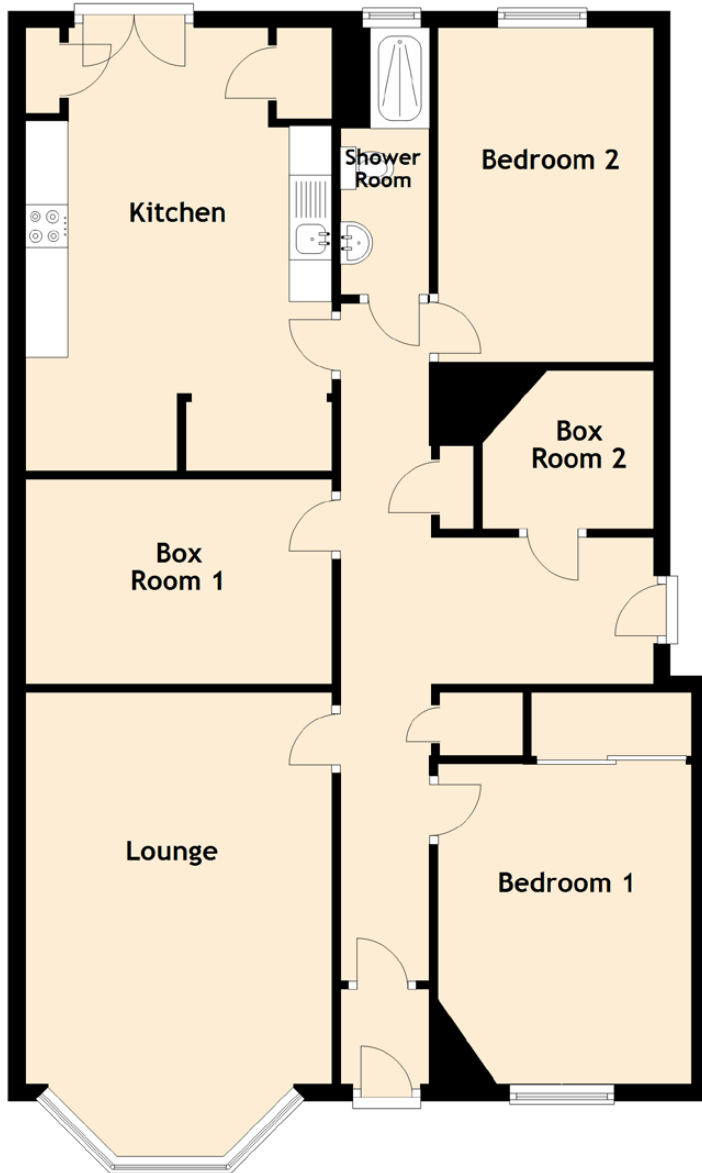


# 67A Montgomery Street

EDINBURGH, EH7 5HZ



## Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.60m (11'10")
Kitchen	5.20m (17'1") x 3.35m (11')
Bedroom 1	3.76m (12'4") x 2.98m (9'9")
Bedroom 2	3.69m (12'1") x 2.53m (8'4")
Box Room 1	3.67m (12') x 2.41m (7'11")
Box Room 2	2.01m (6'7") x 1.86m (6'1")
Shower Room	3.23m (10'7") x 1.03m (3'5")

Gross internal floor area (m<sup>2</sup>): **99m<sup>2</sup>**

EPC Rating: **C**