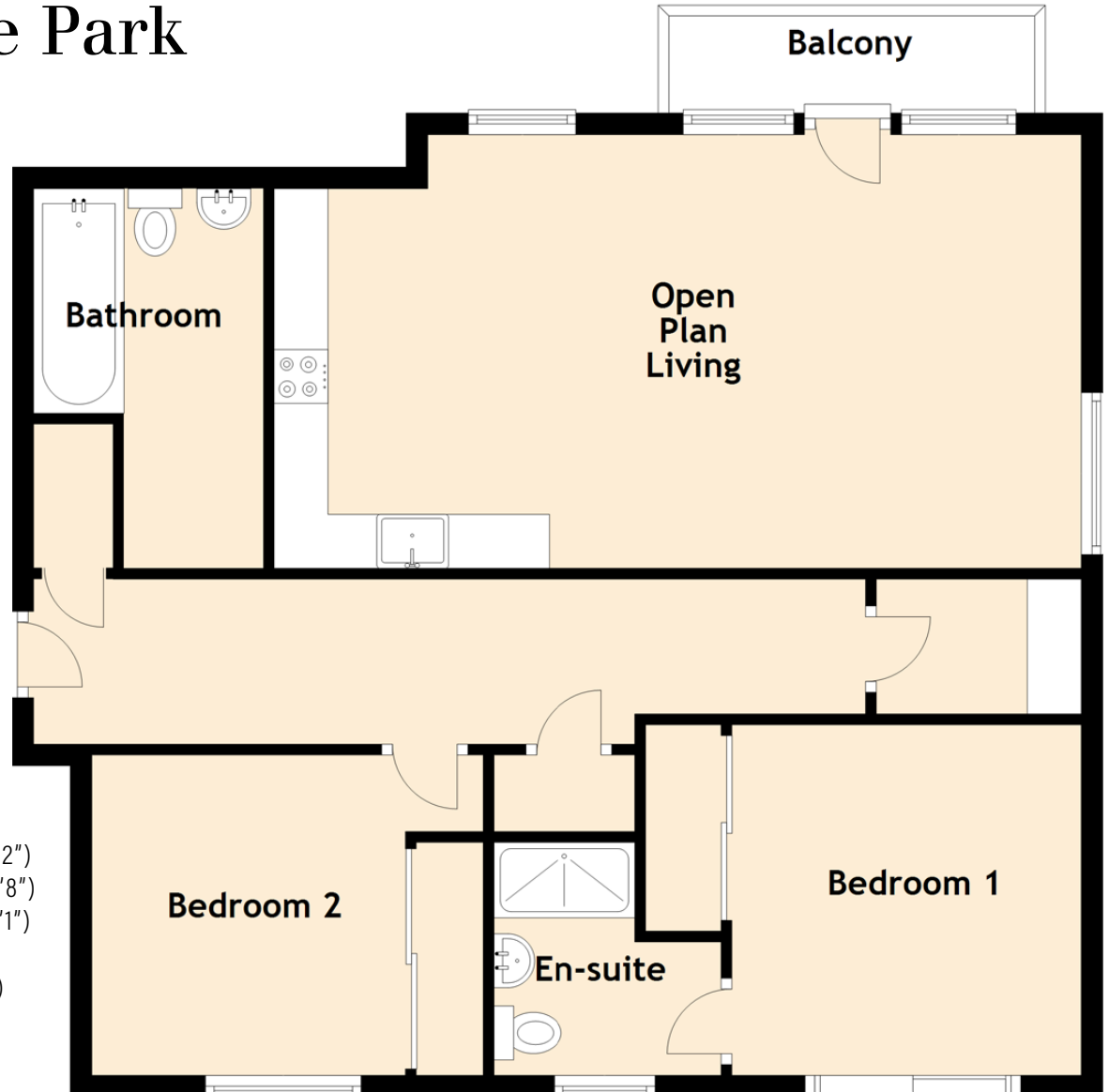


Flat 6, 1 Burnbrae Park

EAST CRAIGS, EDINBURGH, EH12 8AN



Approximate Dimensions
(Taken from the widest point)

| | |
|------------------|--------------------------------|
| Open Plan Living | 7.49m (24'7") x 4.02m (13'2") |
| Bedroom 1 | 3.25m (10'8") x 3.24m (10'8") |
| Bedroom 2 | 3.63m (11'11") x 3.07m (10'1") |
| Bathroom | 3.52m (11'7") x 2.13m (7') |
| En-suite | 2.16m (7'1") x 2.11m (6'11") |

Gross internal floor area (m²): 86m²

EPC Rating: B