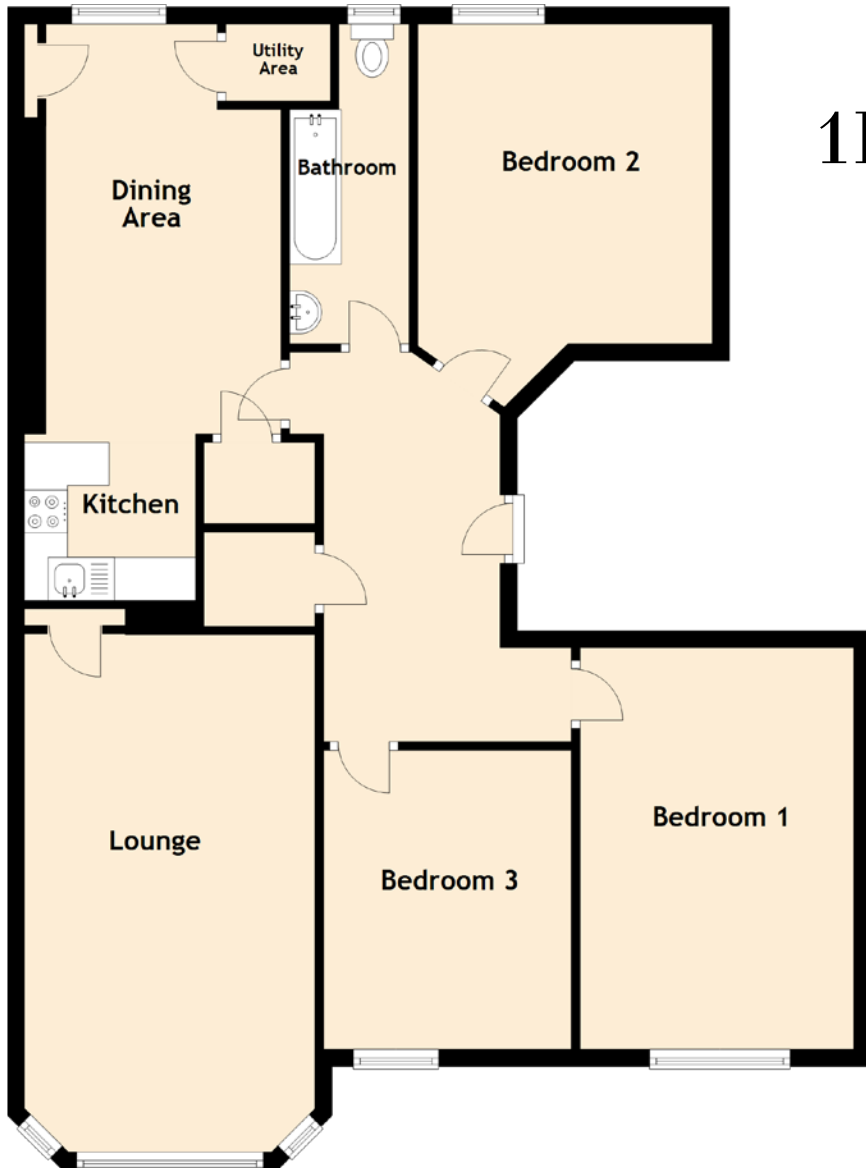




1F1 39 Woodburn Terrace

MORNINGSIDE, EDINBURGH, EH10 4ST

Approximate Dimensions
(Taken from the widest point)

Lounge	6.05m (19'10") x 3.40m (11'2")
Kitchen	2.15m (7'1") x 2.00m (6'7")
Dining Area	4.80m (15'9") x 3.00m (9'10")
Bedroom 1	4.70m (15'5") x 3.20m (10'6")
Bedroom 2	5.00m (16'5") x 3.45m (11'4")
Bedroom 3	3.50m (11'6") x 2.90m (9'6")
Bathroom	4.05m (13'3") x 1.40m (4'7")

Gross internal floor area (m²): 100m²

EPC Rating: C