



2C Niddrie Mill Avenue

EDINBURGH, EH15 3ER

Approximate Dimensions
(Taken from the widest point)

Lounge	4.48m (14'8") x 3.78m (12'5")
Kitchen	3.41m (11'2") x 2.03m (6'8")
Bedroom 1	3.75m (12'4") x 3.10m (10'2")
Bedroom 2	3.81m (12'6") x 2.72m (8'11")
Bedroom 3	2.88m (9'5") x 2.47m (8'1")
Bathroom	2.50m (8'2") x 1.67m (5'6")

Gross internal floor area (m²): 76m²
EPC Rating: C