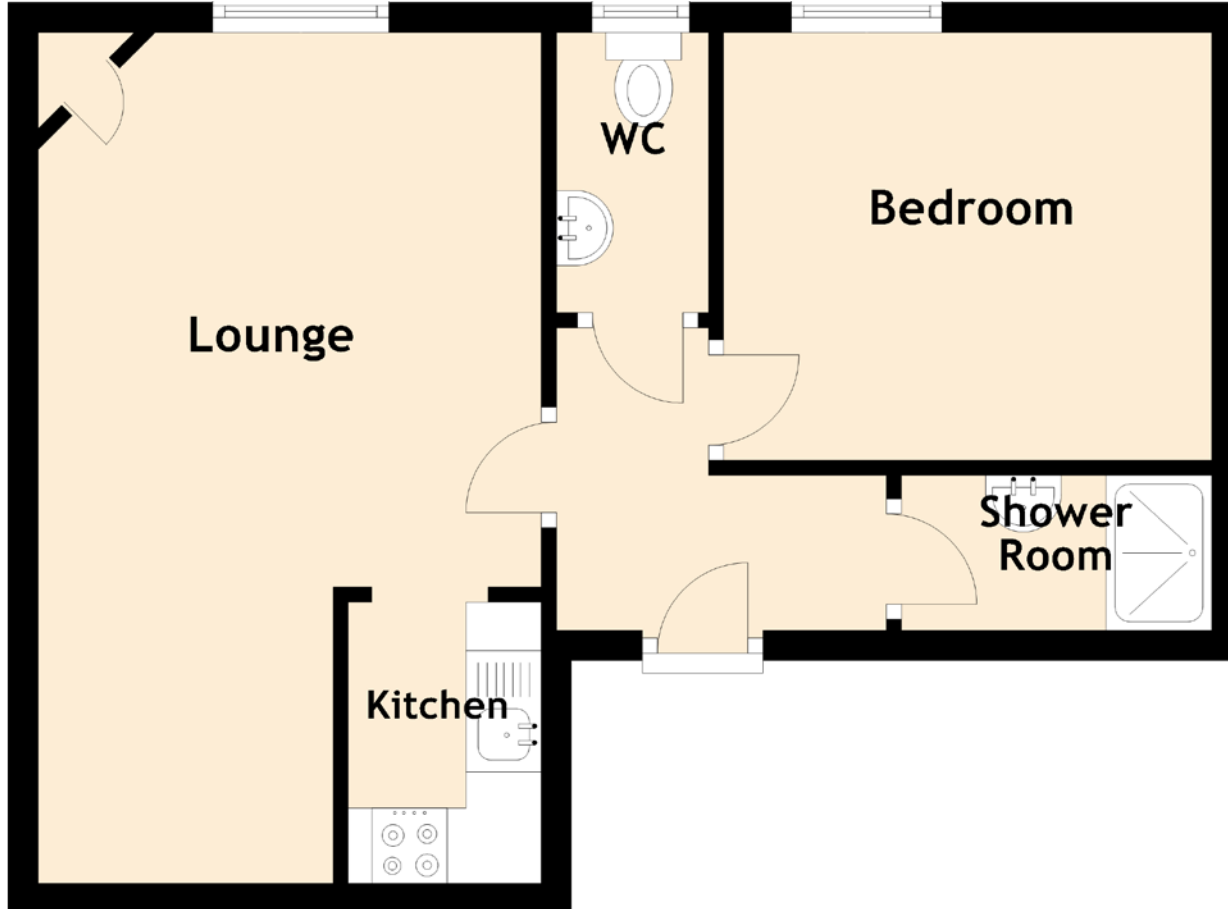


5/2 Smithfield Street

GORGIE, EDINBURGH, EH11 2PH



Approximate Dimensions
(Taken from the widest point)

Lounge	5.65m (18'6") x 3.34m (10'11")
Kitchen	1.87m (6'2") x 1.28m (4'2")
Bedroom	3.24m (10'8") x 2.84m (9'4")
Shower Room	2.06m (6'9") x 1.03m (3'5")
WC	1.86m (6'1") x 1.01m (3'4")

Gross internal floor area (m²): 38m²

EPC Rating: C