

41 Pikes Pool Drive

KIRKLISTON, EH29 9GH



Approximate Dimensions (Taken from the widest point)

Ground Floor

Bedroom 4	4.00m (13'1") x 2.80m (9'2")
Bedroom 5	2.90m (9'6") x 2.50m (8'2")
Utility	3.00m (9'10") x 2.00m (6'7")
WC	1.90m (6'3") x 1.30m (4'3")
Garage	5.00m (16'5") x 2.60m (8'6")

First Floor

Lounge	4.75m (15'7") x 3.60m (11'10")
Kitchen	3.40m (11'2") x 2.50m (8'2")
Bedroom 3	3.95m (12'11") x 2.95m (9'8")
Bathroom	2.80m (9'2") x 2.30m (7'7")

Second Floor

Master Bedroom	3.90m (12'10") x 3.40m (11'2")
En-suite	2.20m (7'3") x 1.80m (5'11")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Store	2.90m (9'6") x 1.50m (4'11")

Gross internal floor area (m²): 139m² | EPC Rating: C