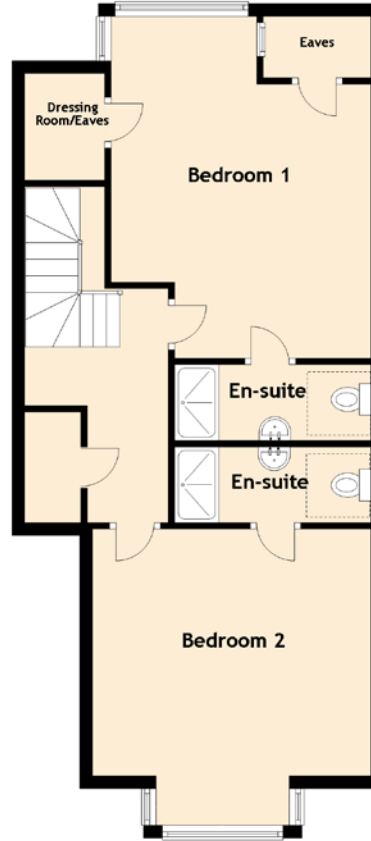
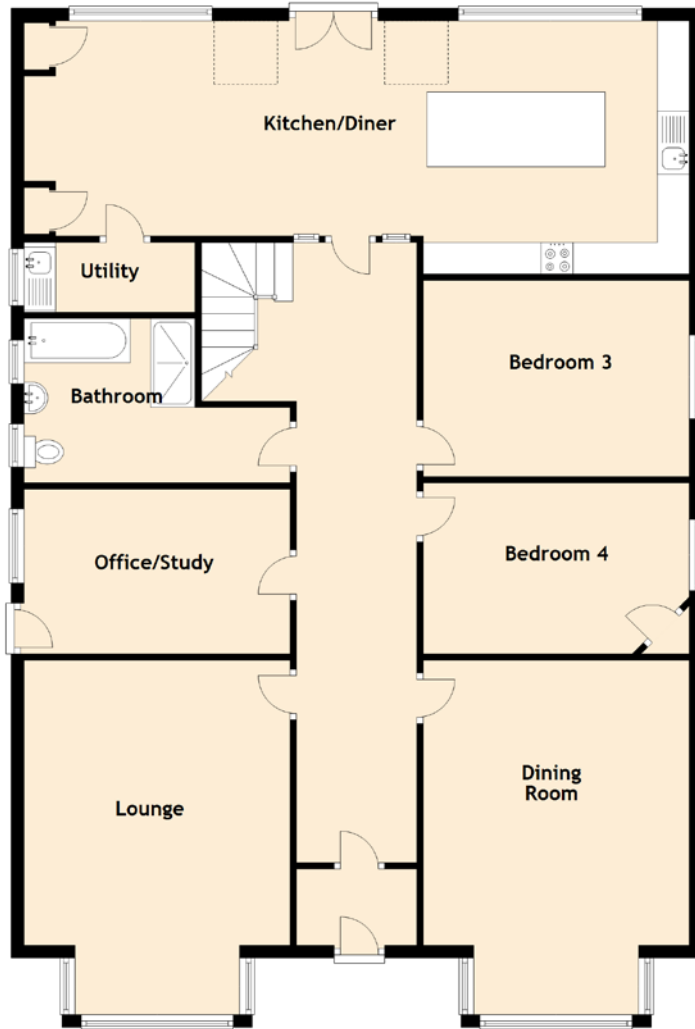


95 Craiglockhart Road



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	10.40m (34'1") x 4.00m (13'1")
Lounge	5.60m (18'4") x 4.20m (13'9")
Dining Room	5.60m (18'4") x 4.20m (13'9")
Office/Study	4.20m (13'9") x 2.60m (8'6")
Bedroom 1	5.40m (17'9") x 4.10m (13'6")
En-suite	3.10m (10'2") x 1.20m (3'11")
Bedroom 2	4.40m (14'5") x 3.90m (12'10")
En-suite	3.10m (10'2") x 1.20m (3'11")
Bedroom 3	4.20m (13'9") x 3.10m (10'2")
Bedroom 4	4.20m (13'9") x 2.70m (8'10")
Bathroom	4.20m (13'9") x 2.60m (8'6")
Utility	2.70m (8'10") x 1.10m (3'7")

Gross internal floor area (m²): 206m²

EPC Rating: D