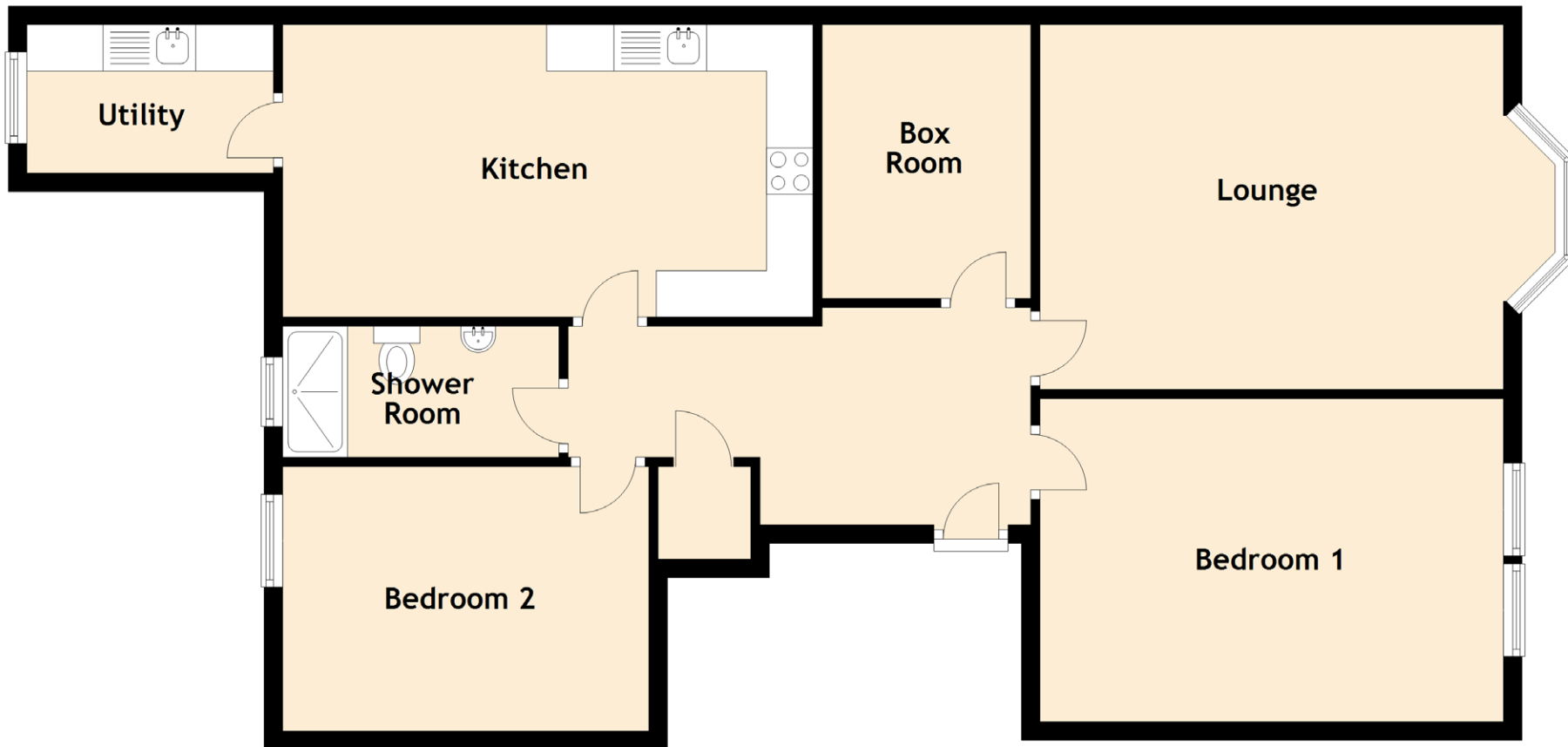




Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.93m (12'11")
Kitchen	5.72m (18'9") x 3.15m (10'4")
Utility	2.66m (8'9") x 1.60m (5'3")
Bedroom 1	5.00m (16'5") x 3.48m (11'5")
Bedroom 2	3.95m (13') x 2.85m (9'4")
Box Room	2.95m (9'8") x 2.25m (7'5")
Shower Room	2.98m (9'9") x 1.41m (4'8")

Gross internal floor area (m²): 106m²

EPC Rating: D

9/3 Lauderdale Street

MARCHMONT, EDINBURGH, EH9 1DF