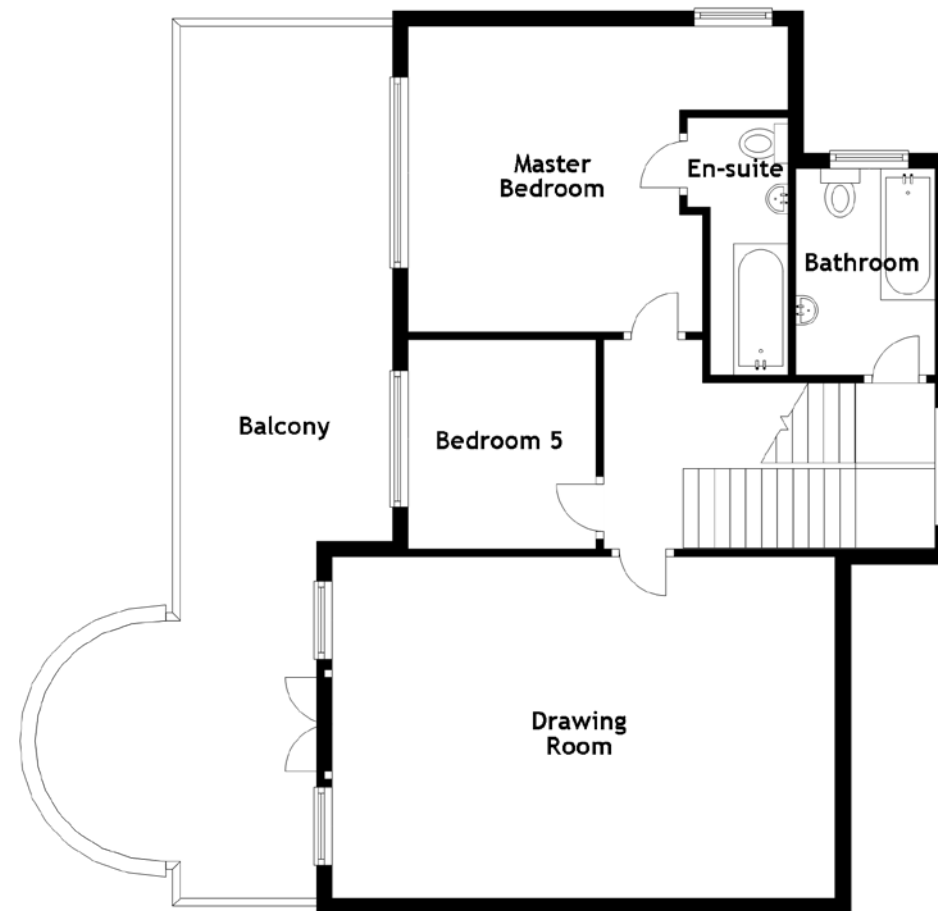
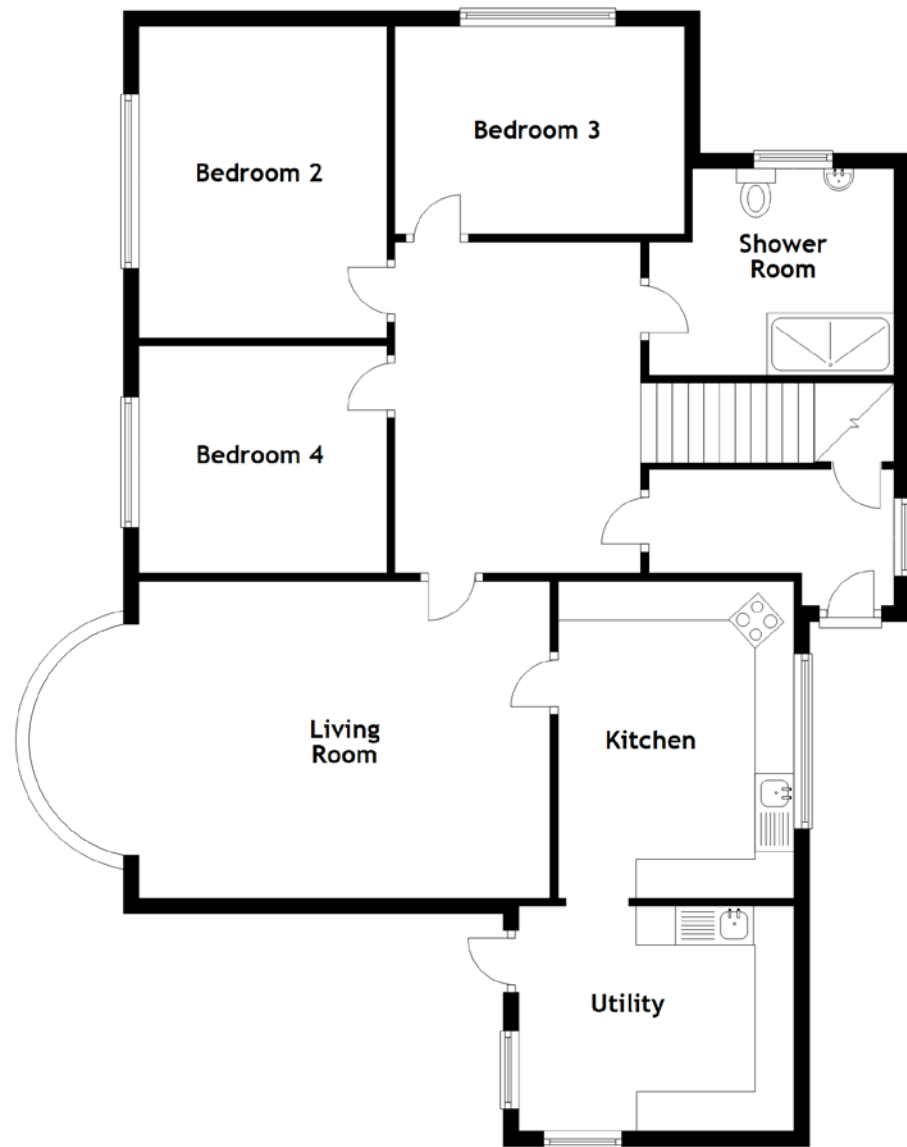




SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Ground Floor	
Living Room	5.26m (17'3") x 4.06m (13'4")
Kitchen	3.96m (13') x 3.02m (9'11")
Utility	3.52m (11'7") x 2.88m (9'5")
Bedroom 2	3.99m (13'1") x 3.17m (10'5")
Bedroom 3	3.71m (12'2") x 2.66m (8'9")
Bedroom 4	3.16m (10'4") x 2.91m (9'7")
Shower Room	3.14m (10'4") x 2.65m (8'8")

First Floor	
Drawing Room	6.44m (21'1") x 4.37m (14'4")
Balcony	11.16m (36'7") x 3.31m (10'10")
Master Bedroom	4.86m (15'11") x 3.91m (12'10")
En-suite	3.29m (10'10") x 1.29m (4'3")
Bedroom 5	2.68m (8'10") x 2.40m (7'10")
Bathroom	2.72m (8'11") x 1.78m (5'10")

Gross internal floor area (m²): 185m²

EPC Rating: D

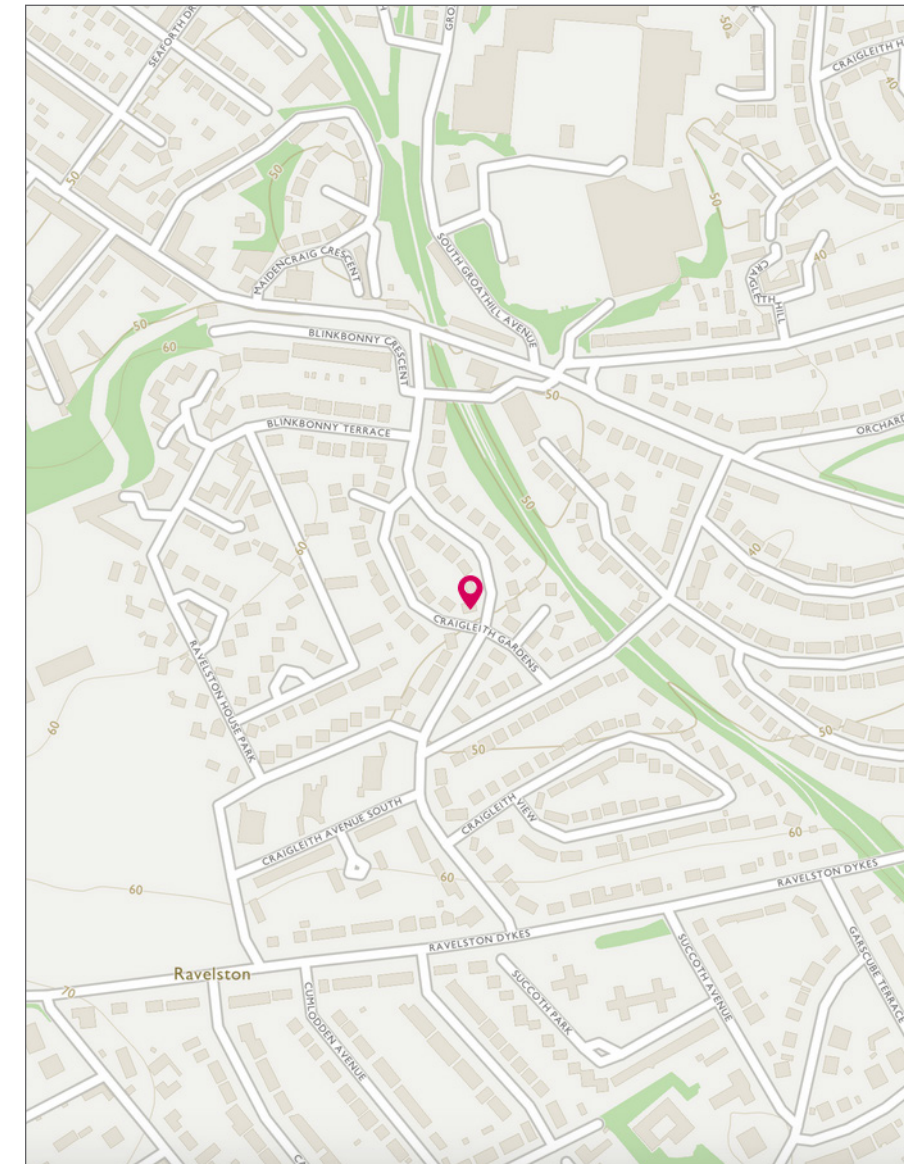


Image credit: <https://www.edinbursurvey.co.uk/emap/>