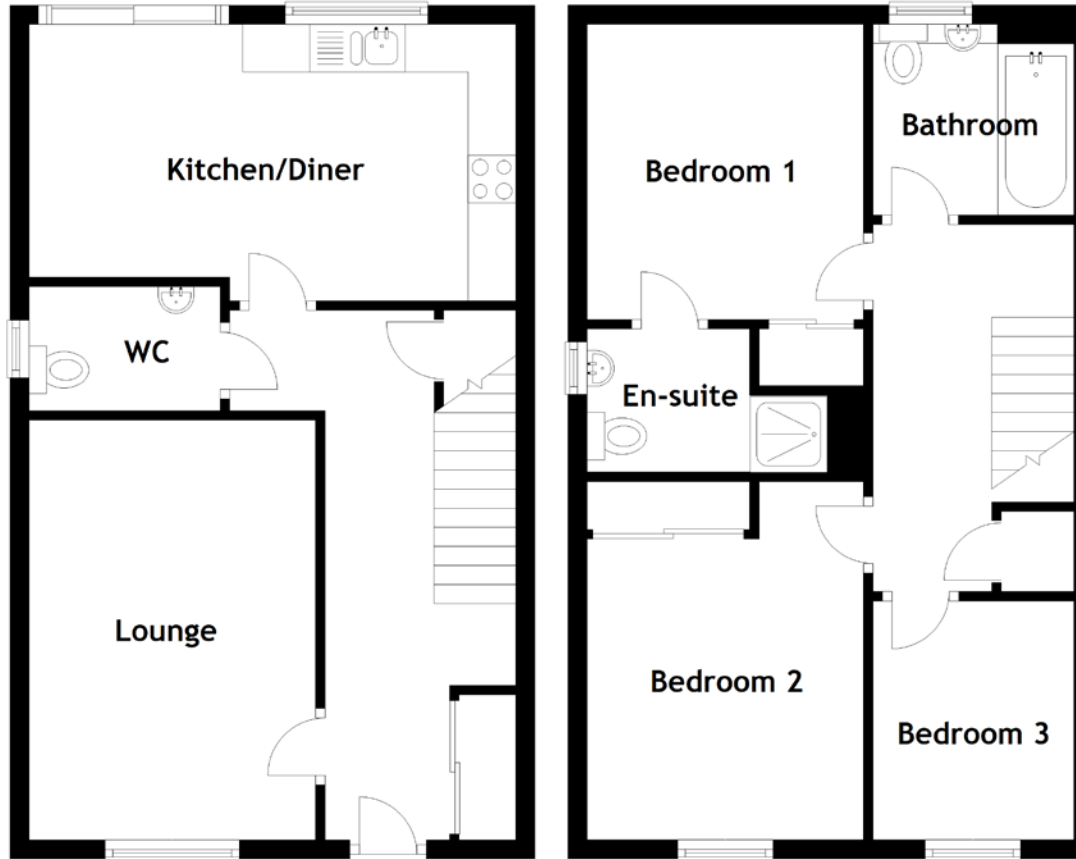


# 30 Clunie Way

STANLEY, PERTH, PH1 4QX



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.00m (9'10")
Kitchen/Diner	5.10m (16'9") x 2.90m (9'6")
WC	2.00m (6'7") x 1.30m (4'3")
Bathroom	2.10m (6'11") x 2.00m (6'7")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")
En-suite	2.90m (9'6") x 1.50m (4'11")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Bedroom 3	2.50m (8'3") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 89m<sup>2</sup>

EPC Rating: B