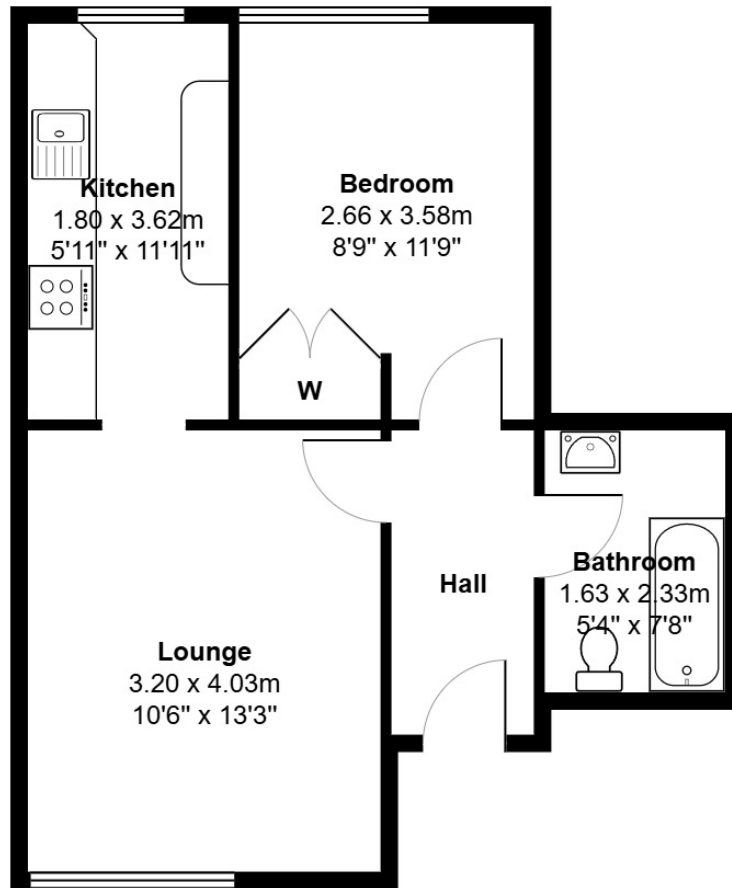


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 39m² | EPC Rating: D

Extras: All fitted floor coverings, curtains, blinds, light fittings and shades are included as part of the sale. Additional soft furnishings and electrical items are by separate negotiation.

Note: A factor is employed for the maintenance and cleaning of all communal areas. The roof was replaced in 2015/16, supported by the Aberdeen City Heritage Trust.

