



Approximate Dimensions
(Taken from the widest point)

Lounge	5.18m (17') x 3.61m (11'10")
Kitchen	3.66m (12') x 1.81m (5'11")
Bedroom 1	4.99m (16'4") x 3.00m (9'10")
Bedroom 2	3.61m (11'10") x 3.16m (10'4")
Bedroom 3	3.66m (12') x 2.99m (9'10")
Bathroom	2.30m (7'7") x 1.48m (4'10")

Gross internal floor area (m²): 79m²

EPC Rating: C

4/4 West Pilton Avenue