



Approximate Dimensions
(Taken from the widest point)

Lounge	5.85m (19'2") x 5.00m (16'5")
Kitchen	3.30m (10'10") x 2.70m (8'10")
Shower Room	2.05m (6'9") x 1.70m (5'7")
Bedroom 1	3.90m (12'10") x 3.35m (11')
En-suite	3.35m (11') x 1.15m (3'9")
Bedroom 2	3.40m (11'2") x 2.80m (9'2")
Bedroom 3	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²): 95m²
EPC Rating: D

VALLEY SCHOOL LODGE

104 VALLEY GARDENS, KIRKCALDY, FIFE, KY2 6BL