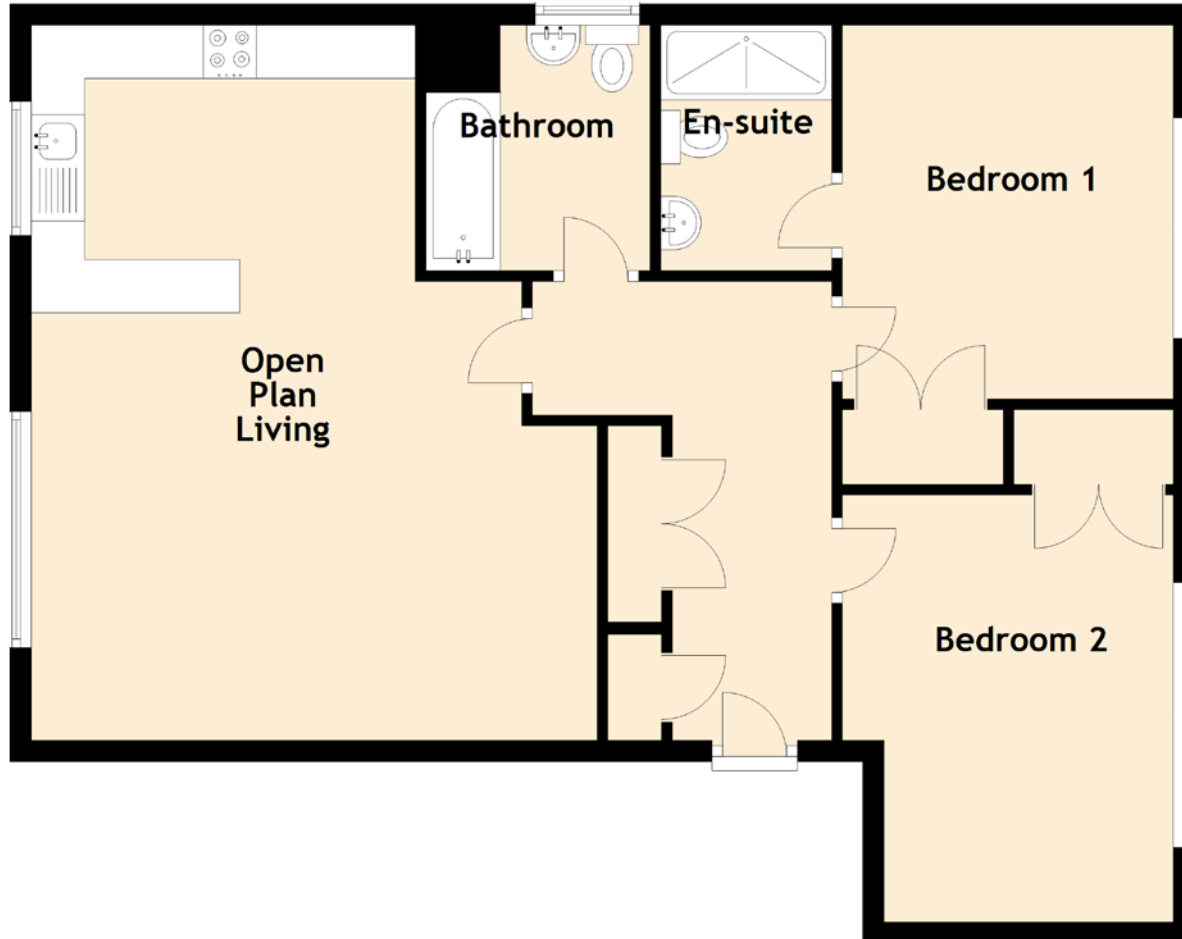


17 Phoenix Rise

GULLANE, EAST LoTHIAN, EH31 2BU



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	6.70m (22') x 4.59m (15'1")
Bedroom 1	3.50m (11'6") x 3.10m (10'2")
En-suite	2.30m (7'7") x 1.60m (5'3")
Bedroom 2	4.10m (13'6") x 3.10m (10'2")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²): 77m²
EPC Rating: B