

# 56 Dundas Street

NEW TOWN, EDINBURGH, EH3 6QZ

Approximate Dimensions  
(Taken from the widest point)

|                    |                               |
|--------------------|-------------------------------|
| Lounge/Kitchen     | 7.20m (23'7") x 3.55m (11'8") |
| Bedroom 1          | 4.75m (15'7") x 4.60m (15'1") |
| En-suite           | 2.00m (6'7") x 1.80m (5'11")  |
| Bedroom 2          | 4.75m (15'7") x 4.60m (15'1") |
| Shower Room        | 3.00m (9'10") x 1.05m (3'5")  |
| Under Road Storage | 2.65m (8'8") x 1.95m (6'5")   |

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>

EPC Rating: D

