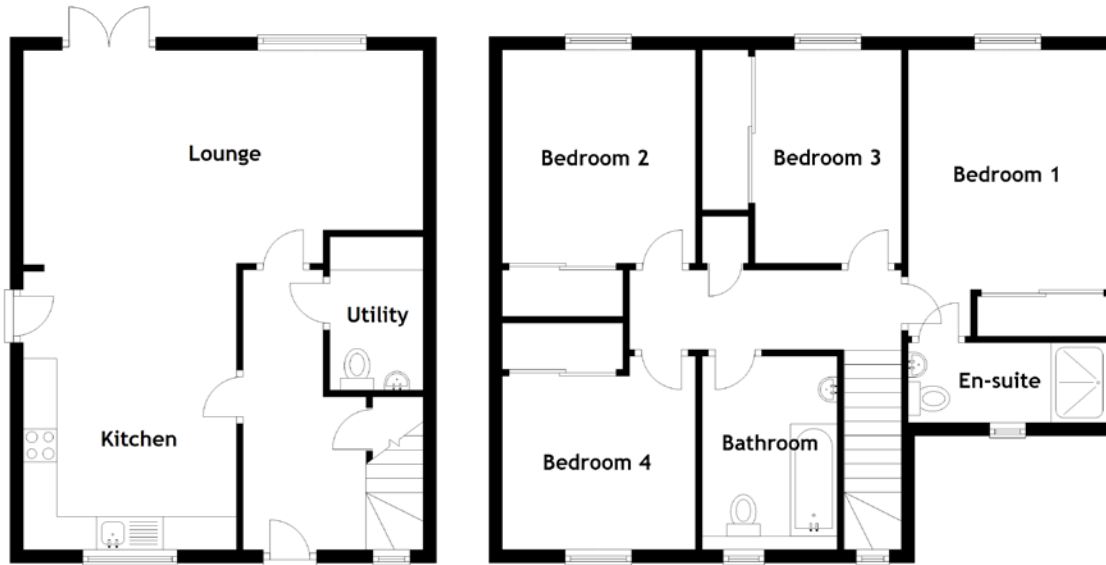


# 25 Little Cairnie

ARBROATH, DD11 3BD



Approximate Dimensions  
(Taken from the widest point)

Lounge	7.50m (24'7") x 6.00m (19'8")
Utility	2.30m (7'7") x 1.40m (4'7")
Bedroom 1	4.30m (14'1") x 3.00m (9'10")
En-suite	3.00m (9'10") x 1.20m (3'11")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Bedroom 4	2.90m (9'6") x 2.60m (8'7")
Bathroom	2.90m (9'6") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup>

EPC Rating: B