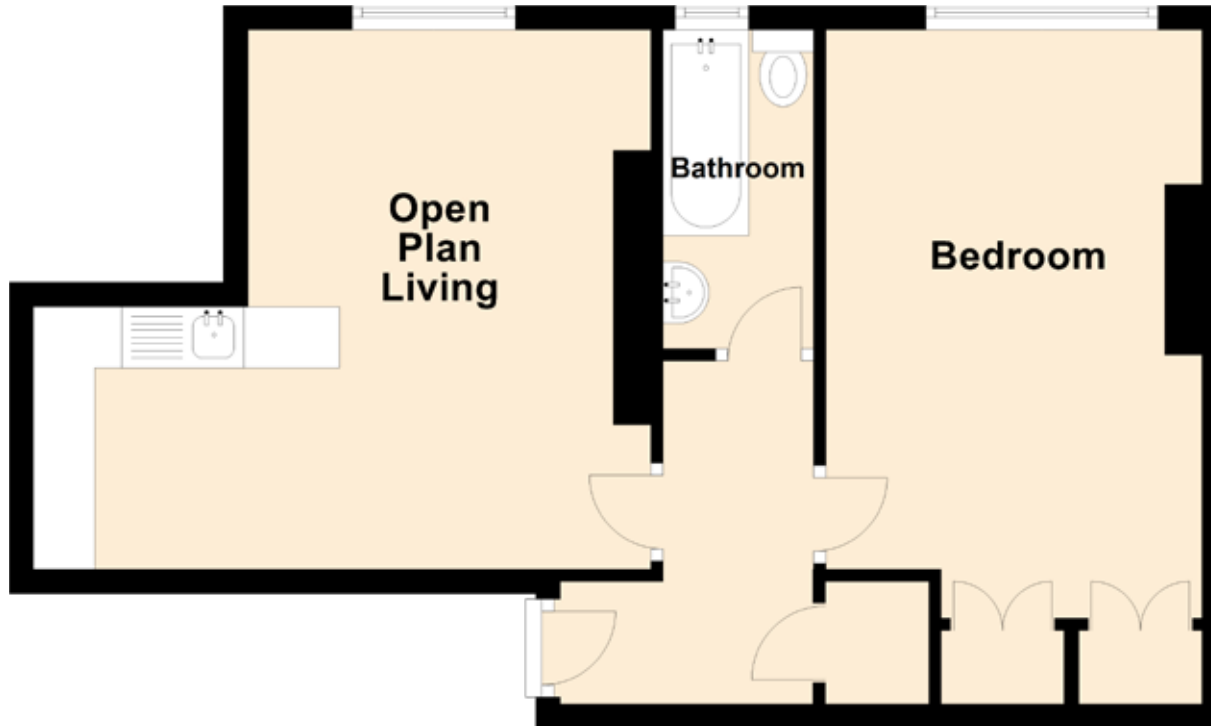


5/9 Piersfield Grove

EDINBURGH, EH8 7BT



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.04m (16'6") x 4.40m (14'5")
Bedroom	5.50m (18'1") x 3.07m (10'1")
Bathroom	2.60m (8'6") x 1.23m (4')

Gross internal floor area (m²): TBCm²

EPC Rating: D

Extras (Included in the sale): Light fittings, fitted floor coverings white goods and appliances.