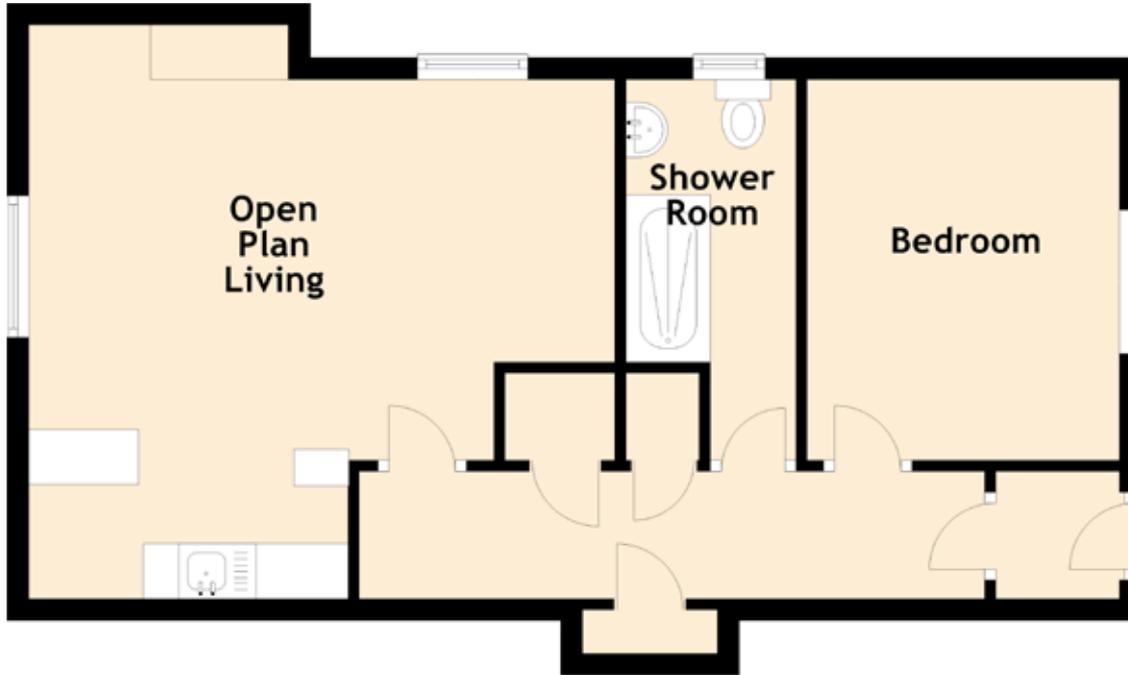


63 North Fort Street

EDINBURGH, EH6 4HJ



Approximate Dimensions (Taken from the widest point)

Open Plan Living	4.73m (15'6") x 2.35m (7'9")
Bedroom	3.47m (11'5") x 2.83m (9'3")
Shower Room	3.47m (11'5") x 1.54m (5'1")

Gross internal floor area (m²): 51m² | EPC Rating: D

Extras (Included in the sale):

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.