

# 74 Merkland Road East

ABERDEEN, AB24 5PZ



Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen	3.40m (11'2") x 2.90m (9'6")
Bedroom 1	3.80m (12'5") x 3.50m (11'6")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Bathroom	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>) - 70m<sup>2</sup>

EPC Rating - B

Extras (Included in the sale): The property will be sold inclusive of all fitted floor coverings, curtains, blinds and light fittings.