

4/3 Westburn Avenue

EDINBURGH, EH14 2TH

Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.20m (10'6")
Kitchen	3.60m (11'10") x 2.00m (6'7")
Bedroom	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 41m²

EPC Rating: D

