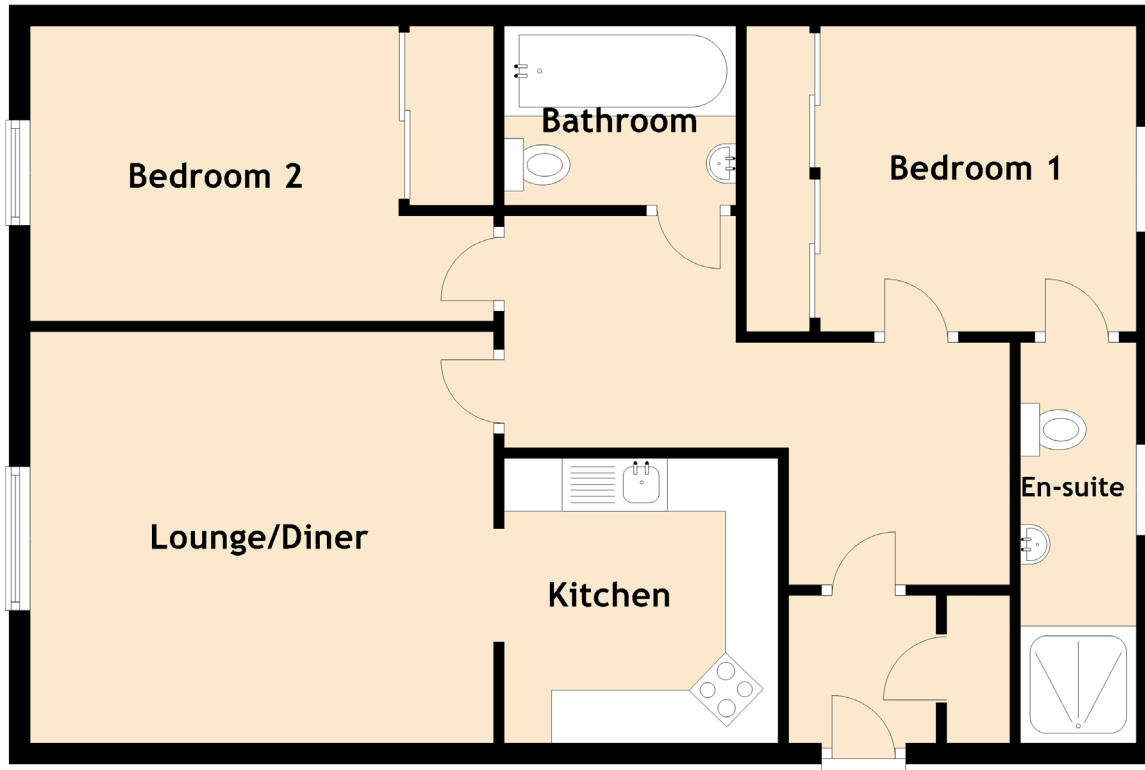


# SPECIFICATIONS & DETAILS

BRIDGE OF DON, ABERDEEN, AB22 8BA



Approximate Dimensions  
(Taken from the widest point)

Lounge/Diner	4.40m (14'5") x 3.90m (12'10")
Kitchen	2.70m (8'10") x 2.60m (8'6")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
En-suite	3.80m (12'6") x 1.10m (3'7")
Bedroom 2	4.40m (14'5") x 2.80m (9'2")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): The property will be sold inclusive of all carpets, floor coverings, blinds, light fittings and integrated kitchen appliances. Other soft furnishings and electrical appliances are by separate negotiation.

