

# 25/4 Panmure Place

TOLLCROSS, EDINBURGH, EH3 9HP



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.00m (16'5") x 3.95m (13')
Kitchen/Diner	4.61m (15'1") x 3.48m (11'5")
Bedroom 1	4.58m (15') x 3.21m (10'6")
Bedroom 2	3.32m (10'11") x 2.81m (9'3")
Shower Room	2.52m (8'3") x 2.46m (8'1")
WC	1.43m (4'8") x 1.12m (3'8")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: C