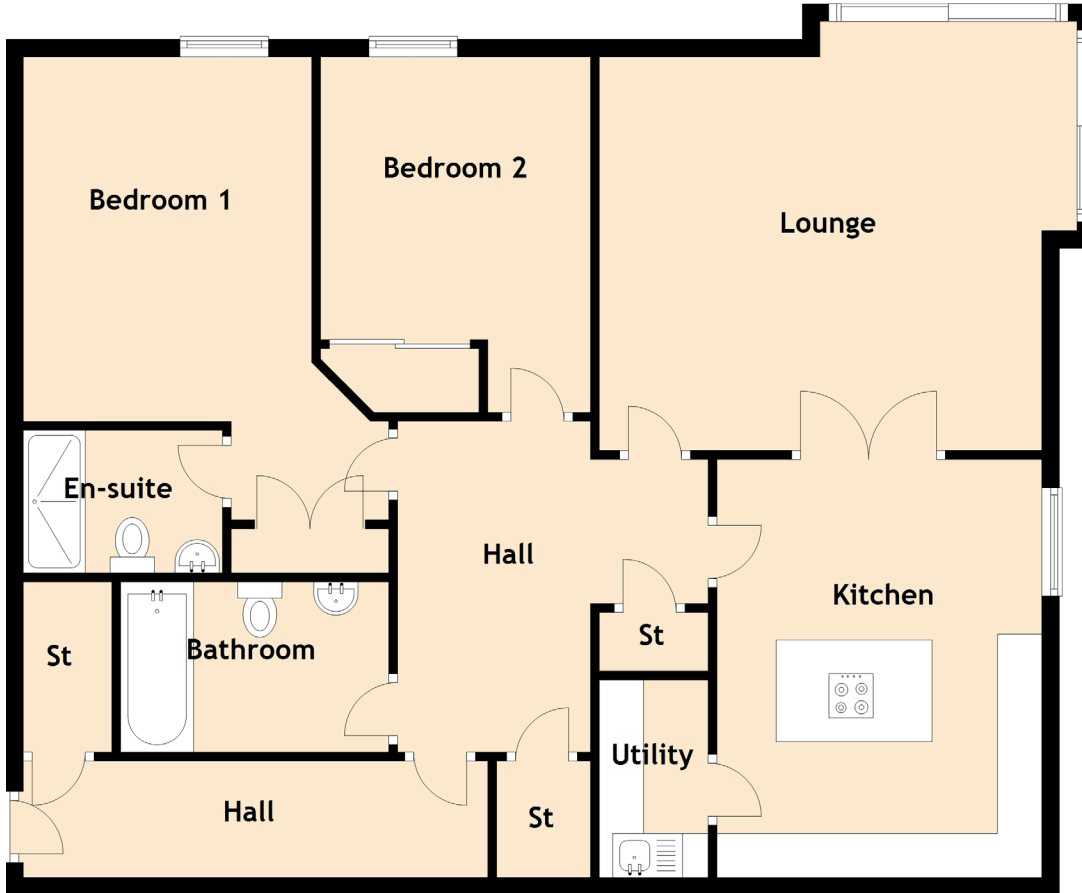


Flat 21, 22 Barnton Grove

EDINBURGH, EH4 6EJ



Approximate Dimensions
(Taken from the widest point)

Lounge	4.84m (15'11") x 4.60m (15'1")
Kitchen	4.81m (15'9") x 3.67m (12')
Bedroom 1	5.46m (17'11") x 3.26m (10'8")
Bedroom 2	4.01m (13'2") x 3.05m (10')
Bathroom	2.97m (9'9") x 1.92m (6'4")
En-suite	2.25m (7'5") x 1.61m (5'3")
Utility	2.18m (7'2") x 1.21m (4')

Gross internal floor area (m²): 111m²

EPC Rating: B