



# 43 South Scotstoun

SOUTH QUEENSFERRY, EH30 9YD

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.98m (13'1")
Kitchen	4.20m (13'9") x 3.09m (10'2")
Bedroom 1	4.20m (13'9") x 2.48m (8'2")
Bedroom 2	3.19m (10'6") x 2.50m (8'2")
Bedroom 3	2.30m (7'7") x 1.63m (5'4")
Bathroom	2.31m (7'7") x 1.34m (4'5")

Gross internal floor area (m<sup>2</sup>): **63m<sup>2</sup>**  
EPC Rating: **C**