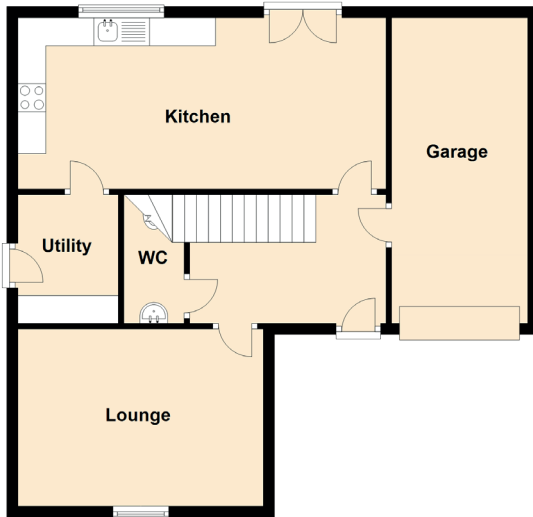


22 Tobias Street

EDINBURGH, EH16 4WG



Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 3.18m (10'5")
Kitchen	6.60m (21'8") x 3.07m (10'1")
Utility	2.31m (7'7") x 1.80m (5'11")
Bedroom 1	3.19m (10'6") x 2.00m (6'7")
En-suite	2.28m (7'6") x 1.80m (5'11")
Bedroom 2	3.63m (11'11") x 3.09m (10'2")
Bedroom 3	3.18m (10'5") x 3.12m (10'3")
Bedroom 4	3.19m (10'6") x 2.29m (7'6")
Bathroom	2.24m (7'4") x 1.93m (6'4")
WC	2.31m (7'7") x 1.08m (3'7")
Garage	4.26m (14') x 2.44m (8')