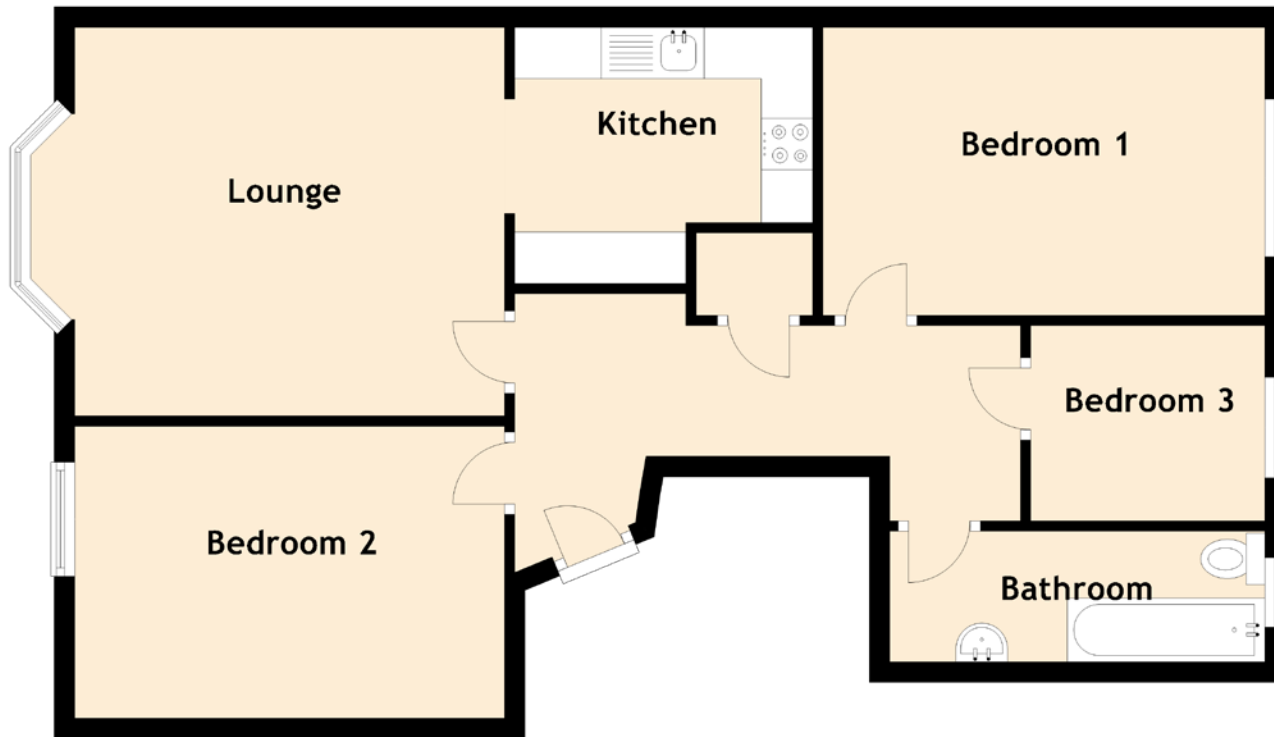


25/4 Comely Bank Road

STOCKBRIDGE, EDINBURGH, EH4 1DS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.18m (13'9") x 3.78m (12'5")
Kitchen	2.90m (9'6") x 2.49m (8'2")
Bedroom 1	4.30m (14'1") x 2.80m (9'2")
Bedroom 2	4.11m (13'6") x 2.84m (9'4")
Bedroom 3	2.28m (7'6") x 1.90m (6'3")
Bathroom	3.56m (11'8") x 1.27m (4'2")

Gross internal floor area (m²): 72m²

EPC Rating: C