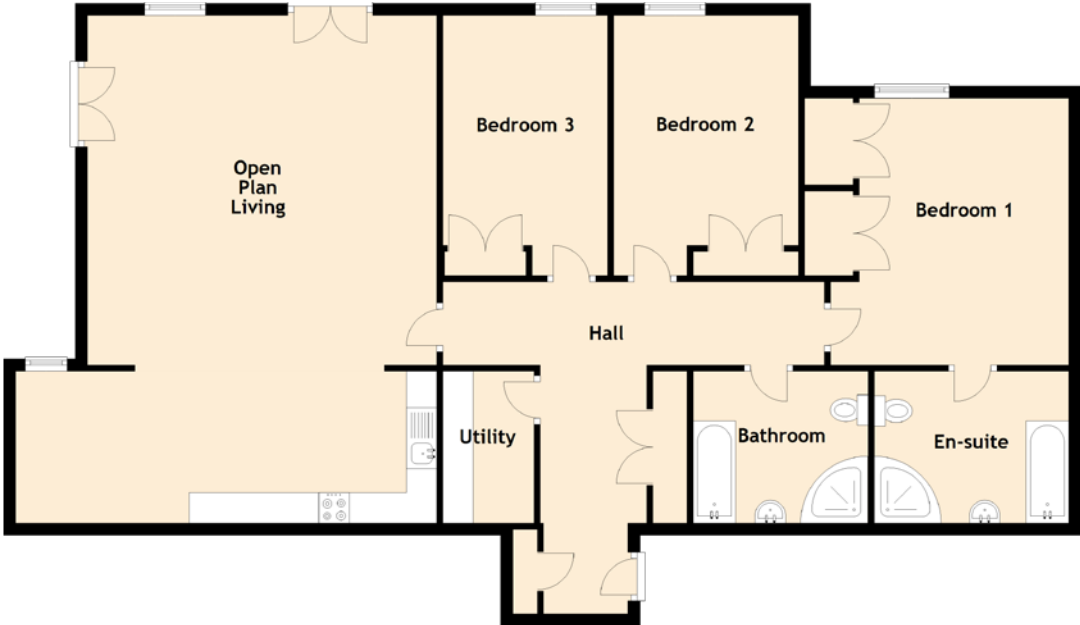


Flat 14, 2 Melvin Walk

FOUNTAINBRIDGE, EDINBURGH, EH3 8EQ



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.75m (18'10") x 5.75m (18'10")
Bedroom 1	4.39m (14'5") x 3.92m (12'10")
En-suite	3.20m (10'6") x 2.47m (8'1")
Bedroom 2	4.28m (14'1") x 3.04m (10')
Bedroom 3	4.28m (14'1") x 2.71m (8'11")
Bathroom	2.88m (9'5") x 2.50m (8'2")
Utility	2.50m (8'2") x 1.50m (4'11")

Gross internal floor area (m²): 141m²
EPC Rating: B