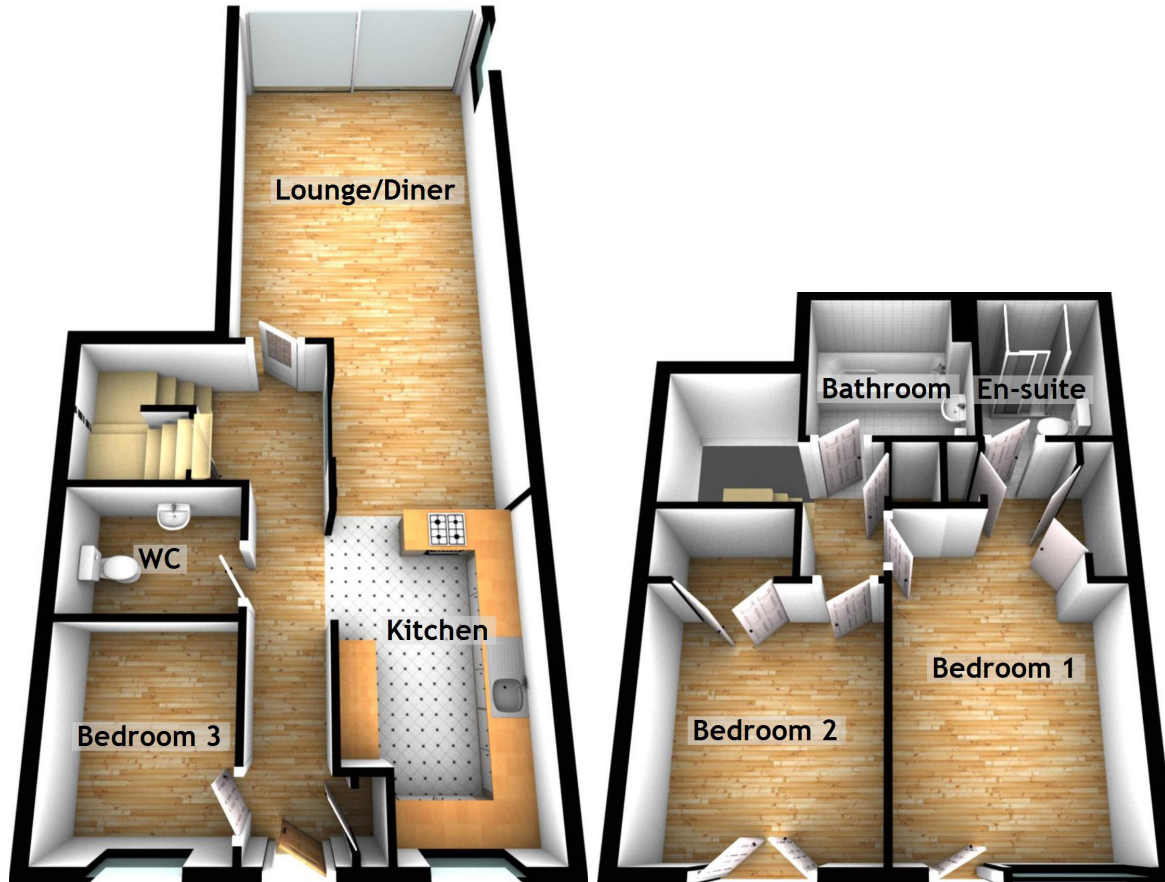


# 9 East Pilton Farm Rigg

FETTES, EDINBURGH, EH5 2GE



Approximate Dimensions

(Taken from the widest point)

## GROUND FLOOR

Lounge/Diner 7.79m (25'7") x 3.87m (12'8")

Kitchen 4.17m (13'8") x 2.45m (8')

Bedroom 3 2.60m (8'6") x 2.21m (7'3")

WC 2.21m (7'3") x 1.57m (5'2")

## FIRST FLOOR

Bedroom 1 5.23m (17'2") x 2.88m (9'5")

Bedroom 2 3.27m (10'9") x 2.88m (9'5")

Bathroom 2.21m (7'3") x 2.15m (7'1")

En-suite 2.15m (7'1") x 1.69m (5'7")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale):

All fixtures and fittings, including; light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.