

# Flat 3, 28 East Kilngate Place

GILMERTON, EDINBURGH, EH17 8UR



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.60m (11'10")
Kitchen	2.90m (9'6") x 1.80m (5'11")
Bedroom 1	3.20m (10'6") x 3.10m (10'2")
Bedroom 2	2.80m (9'2") x 2.00m (6'7")
Bathroom	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 50m<sup>2</sup> | EPC Rating: C