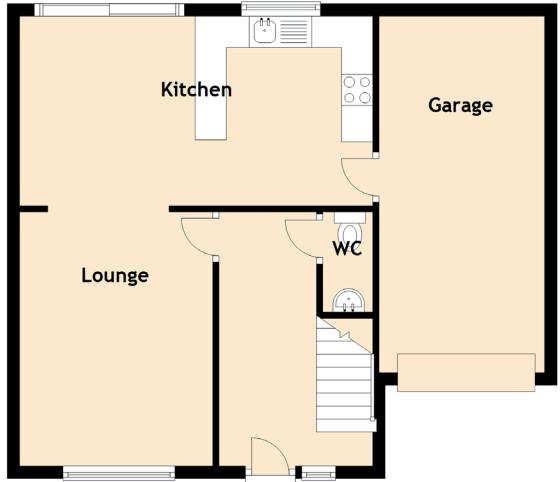


# 22 Groathill Loan

BLACKHALL, EDINBURGH, EH4 2WL



Approximate Dimensions (Taken from the widest point)

|           |                               |
|-----------|-------------------------------|
| Lounge    | 4.06m (13'4") x 3.09m (10'2") |
| Kitchen   | 5.65m (18'6") x 3.03m (9'11") |
| Bedroom 1 | 3.35m (11') x 2.94m (9'8")    |
| En-suite  | 2.14m (7') x 1.47m (4'10")    |
| Bedroom 2 | 5.28m (17'4") x 2.68m (8'10") |
| Bedroom 3 | 3.07m (10'1") x 2.95m (9'8")  |
| Bathroom  | 2.13m (7') x 1.95m (6'5")     |
| WC        | 1.60m (5'3") x 0.80m (2'7")   |
| Garage    | 5.70m (18'8") x 2.65m (8'8")  |