



Approximate Dimensions
(Taken from the widest point)

Lounge	4.15m (13'7") x 3.43m (11'3")
Bedroom 1	4.35m (14'3") x 3.03m (9'11")
Bedroom 2	4.35m (14'3") x 2.04m (6'8")
Kitchen	2.95m (9'8") x 1.80m (5'11")
Bathroom	1.93m (6'4") x 1.81m (5'11")

Gross internal floor area (m²): 49m²

EPC Rating: C

6/1 Stead's Place

EDINBURGH, EH6 5AD