

41(1F1) Clerk Street

NEWINGTON, EDINBURGH, EH8 9JQ

Approximate Dimensions
(Taken from the widest point)

Lounge	5.18m (17') x 3.92m (12'10")
Kitchen	5.06m (16'7") x 3.83m (12'7")
Bedroom 1	5.18m (17') x 3.91m (12'10")
Bedroom 2	3.96m (13') x 3.78m (12'5")
Bedroom 3	3.00m (9'10") x 2.63m (8'8")
Shower Room	2.69m (8'10") x 1.86m (6'1")

Gross internal floor area (m²): 94m²
EPC Rating: C

