



# 12A Kilwinning Terrace

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.10m (13'5")
Kitchen	2.90m (9'6") x 2.90m (9'6")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	3.20m (10'6") x 2.90m (9'6")
Shower Room	1.80m (5'11") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.