

25 BOWBRIDGE CRESCENT

EDINBURGH



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	3.60m (11'10") x 3.60m (11'10")
Utility	2.00m (6'7") x 1.20m (3'11")
WC	1.80m (5'11") x 1.20m (3'11")

First Floor

Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bedroom 3	3.20m (10'6") x 1.70m (5'7")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 82m²

EPC Rating: B