

# Craigieburn Guest House

## DETAILS

### Services.

The property has mains water, drainage, gas and electricity.

### Tenure.

The property is held on the Scottish equivalent of Freehold.



Approximate Dimensions  
(Taken from the widest point)

### BASEMENT

Lounge	4.90m (16'1") x 3.60m (11'10")
Kitchen	4.70m (15'5") x 4.60m (15'1")
Bedroom 1	4.80m (15'9") x 3.80m (12'6")
Bedroom 2	4.10m (13'5") x 3.80m (12'6")
Bedroom 3	4.00m (13'1") x 3.60m (11'10")

### GROUND FLOOR

Dining Room	5.00m (16'5") x 4.07m (13'4")
Bedroom 4	3.80m (12'6") x 2.90m (9'6")
Bedroom 5	4.00m (13'1") x 3.80m (12'6")
Bedroom 6	3.80m (12'6") x 3.70m (12'2")
Shower Room 1	2.19m (7'2") x 2.00m (6'7")
Shower Room 2	2.20m (7'3") x 2.00m (6'7")
Laundry Room	4.49m (14'9") x 2.50m (8'2")

### FIRST FLOOR

Bedroom 7	3.87m (12'8") x 1.28m (4'2")
Bedroom 8	3.60m (11'10") x 2.70m (8'10")
Bedroom 9	4.49m (14'9") x 2.00m (6'7")
Bedroom 10	3.60m (11'10") x 2.70m (8'10")
Bedroom 11	4.90m (16'1") x 2.87m (9'5")
Bedroom 12	3.20m (10'6") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 1.97m (6'6")
Shower Room 3	2.30m (7'7") x 2.00m (6'7")

EPC Rating: F

Extras (Included in the sale):  
Carpets and floor coverings, light fixtures,  
fittings, curtains and blinds.

