



# 341 (2F2) Easter Road

LEITH, EDINBURGH, EH6 8JG

Approximate Dimensions  
(Taken from the widest point)

Lounge	5.04m (16'6") x 3.25m (10'8")
Kitchen	3.21m (10'7") x 2.65m (8'8")
Bedroom 1	4.24m (13'11") x 2.90m (9'6")
Bedroom 2	5.44m (17'10") x 2.07m (6'9")
Bedroom 3	3.35m (11') x 2.22m (7'3")
Bedroom 4	3.80m (12'6") x 1.98m (6'6")
Bathroom	3.93m (12'11") x 1.28m (4'2")

Gross internal floor area (m<sup>2</sup>): 98m<sup>2</sup>

EPC Rating: D