



# 101/11 Broughton Road

BROUGHTON, EDINBURGH, EH7 4EG

Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	5.40m (17'9") x 3.38m (11'1")
Shower Room	1.82m (6') x 1.05m (3'5")
Bedroom	3.97m (13') x 2.60m (8'6")

Gross internal floor area (m<sup>2</sup>): 40m<sup>2</sup> | EPC Rating: D