



Approximate Dimensions
(Taken from the widest point)

Lounge	4.02m (13'2") x 3.92m (12'10")
Kitchen	3.42m (11'3") x 2.98m (9'9")
Bedroom	3.74m (12'3") x 3.16m (10'4")
Bathroom	2.98m (9'9") x 1.94m (6'4")

Gross internal floor area (m²): 58m²
EPC Rating: C

8/11 Marine Drive, Granton

EDINBURGH, EH5 1FD