

2 West Mill Bank

COLINTON, EDINBURGH, EH13 0QT



Approximate Dimensions (Taken from the widest point)

Lounge	4.75m (15'7") x 4.28m (14'1")
Kitchen	5.59m (18'4") x 3.36m (11')
Master Bedroom	5.37m (17'7") x 3.00m (9'10")
En-suite	2.95m (9'8") x 1.69m (5'7")
Bedroom 2	3.85m (12'8") x 3.35m (11')
Bedroom 3	3.61m (11'10") x 2.65m (8'8")
Shower Room	1.97m (6'6") x 1.70m (5'7")

Gross internal floor area (m²): 104m² | EPC Rating: C