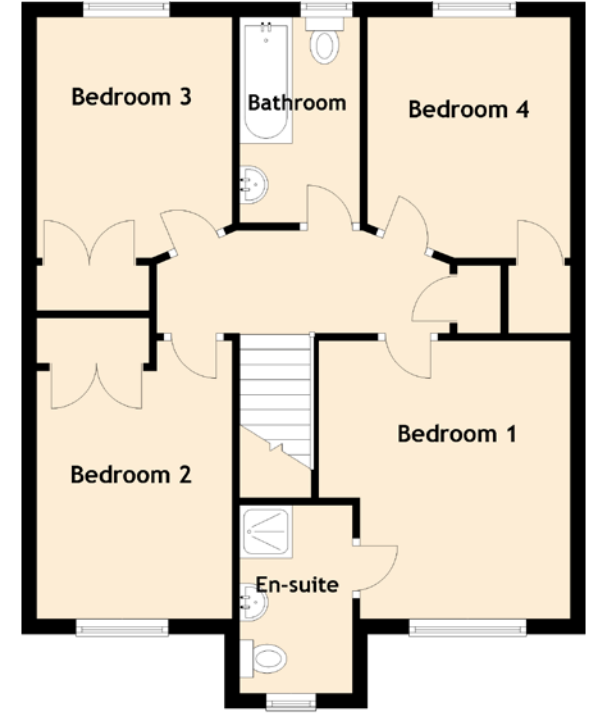
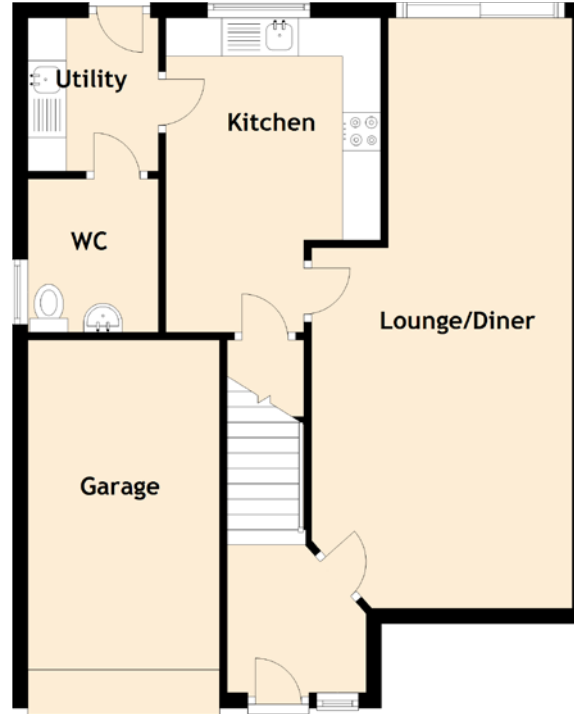


### Approximate Dimensions

(Taken from the widest point)

Lounge/Diner	7.70m (25'3") x 2.70m (8'10")
Kitchen	4.10m (13'5") x 2.80m (9'2")
Utility	2.00m (6'7") x 1.70m (5'7")
Garage	4.60m (15'1") x 2.50m (8'2")
WC	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	3.70m (12'2") x 2.80m (9'2")
En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 2	3.60m (11'10") x 2.60m (8'6")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bedroom 4	3.20m (10'6") x 2.80m (9'2")
Bathroom	2.75m (9') x 1.60m (5'3")



Gross internal floor area (m<sup>2</sup>): 110m<sup>2</sup>

EPC Rating: C

# 23 Templar Crescent

KIRKLISTON, EH29 9GJ