

# 35 Sighthill Park

SIGHTHILL, EDINBURGH, EH11 4PN

## Approximate Dimensions

(Taken from the widest point)

Lounge	4.33m (14'2") x 3.80m (12'6")
Dining Area	3.44m (11'3") x 3.02m (9'11")
Kitchen	3.69m (12'1") x 2.03m (6'8")
Bedroom 1	4.65m (15'3") x 3.87m (12'8")
Bedroom 2	3.47m (11'5") x 3.44m (11'3")
Bedroom 3	4.65m (15'3") x 2.70m (8'10")
Shower Room	1.76m (5'9") x 1.38m (4'6")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>

EPC Rating: D

