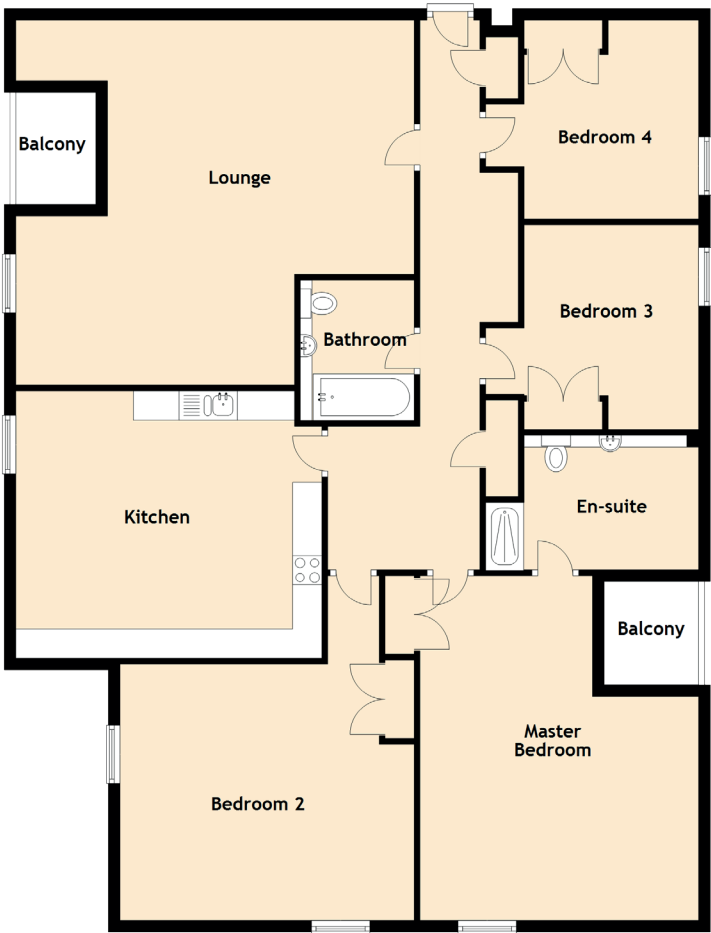


Flat 9, 44 Cramond Road North

EDINBURGH, EH4 6JA



Approximate Dimensions (Taken from the widest point)

Lounge	8.14m (26'8") x 6.82m (22'5")
Kitchen	5.24m (17'2") x 4.57m (15')
Master Bedroom	5.90m (19'4") x 4.77m (15'8")
En-suite	2.80m (9'2") x 2.30m (7'7")
Bedroom 2	5.04m (16'6") x 4.33m (14'3")
Bedroom 3	3.50m (11'6") x 3.00m (9'10")
Bedroom 4	3.40m (11'2") x 2.99m (9'10")
Bathroom	2.40m (7'10") x 2.05m (6'9")

Gross internal floor area (m²): 141m² | EPC Rating: C