

3/1 Warriston Place

EDINBURGH, EH3 5LE



Approximate Dimensions (Taken from the widest point)

Lounge	5.85m (19'2") x 4.24m (13'11")
Kitchen	4.37m (14'4") x 4.21m (13'10")
Bedroom 1	5.88m (19'3") x 3.93m (12'11")
Bedroom 2	4.19m (13'9") x 3.09m (10'2")
Bedroom 3	4.12m (13'6") x 2.21m (7'3")
Shower Room	1.84m (6') x 1.51m (4'11")
WC	1.37m (4'6") x 1.04m (3'5")

Gross internal floor area (m²): 115m² | EPC Rating: D