

8 Sharp Street

EDINBURGH, EH4 4FP

Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.10m (13'5")
Kitchen	3.00m (9'10") x 2.20m (7'3")
WC	2.20m (7'3") x 1.70m (5'7")
Bedroom 1	4.50m (14'9") x 3.00m (9'10")
Bedroom 2	4.50m (14'9") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")

Gross internal floor area (m²): 82m²
EPC Rating: C

