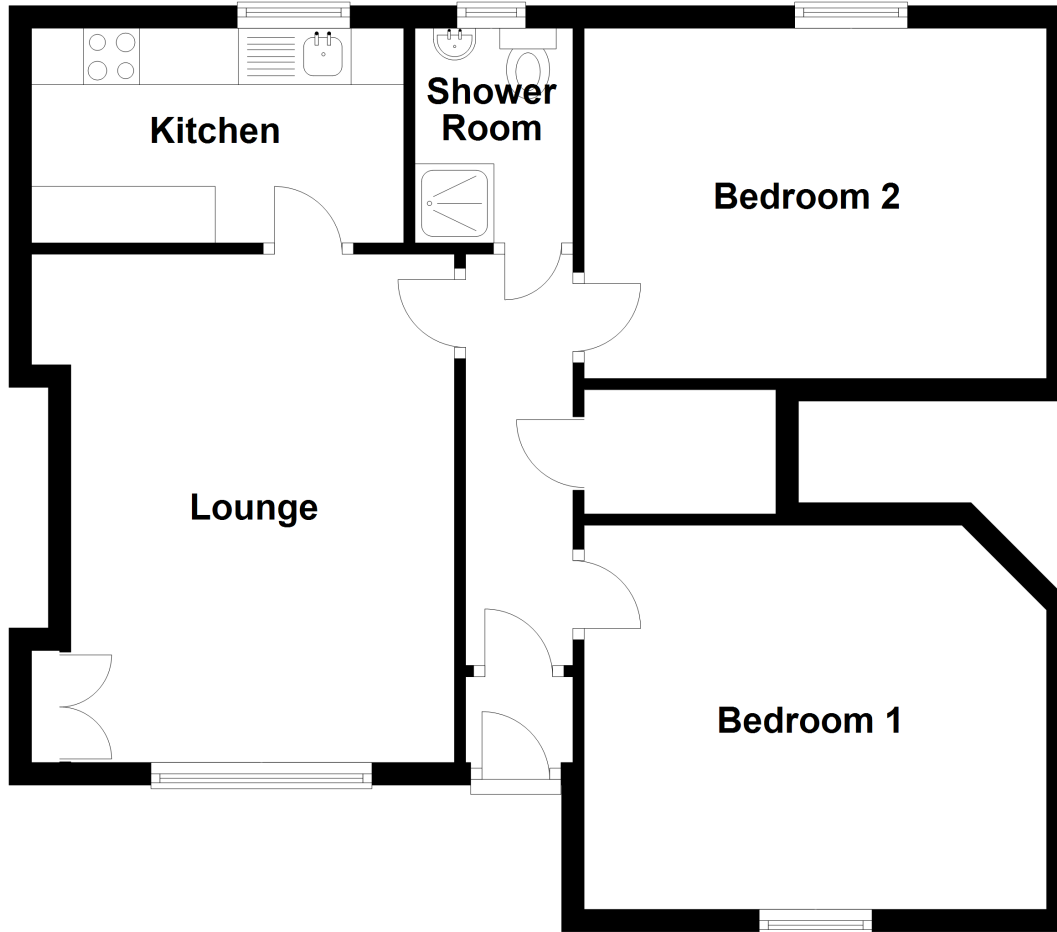


# 85 Stenhouse Drive

EDINBURGH, EH11 3ES



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.40m (11'2")
Kitchen	3.30m (10'10") x 1.90m (6'3")
Bedroom 1	4.10m (13'5") x 3.40m (11'2")
Bedroom 2	4.10m (13'5") x 3.10m (10'2")
Shower Room	1.90m (6'3") x 1.40m (4'7")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: D