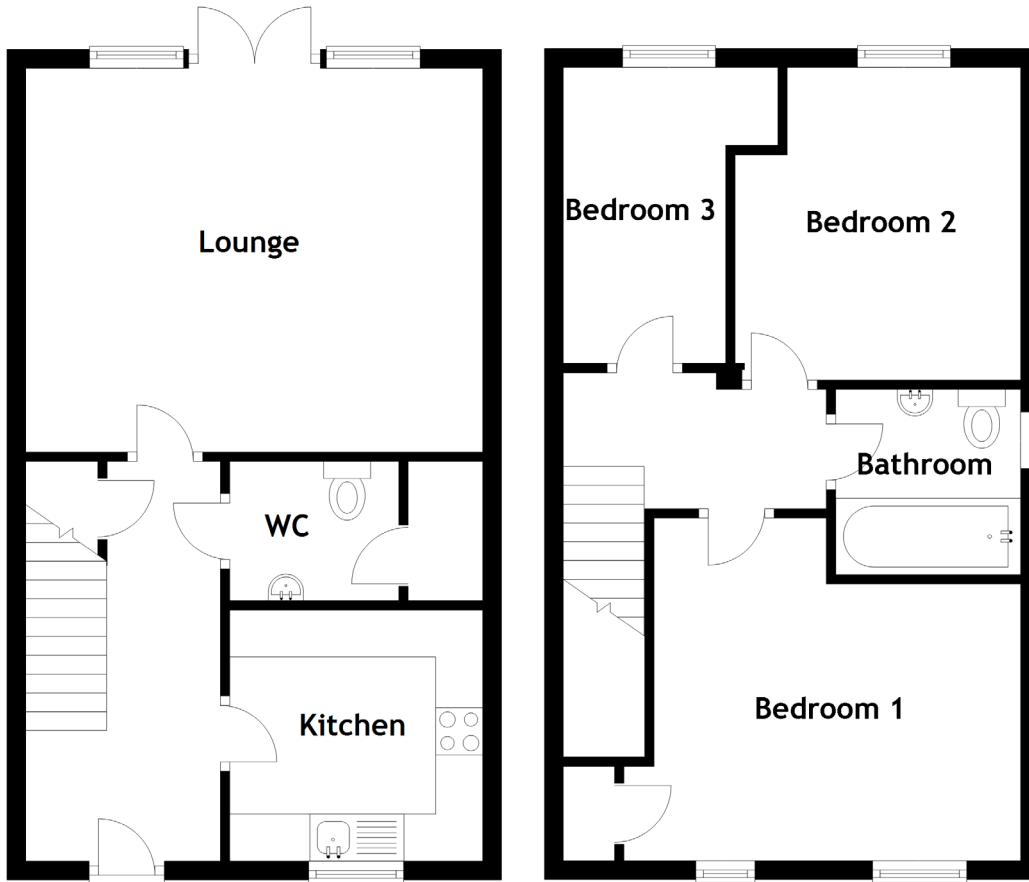


10 Hoffmann Place

EDINBURGH, EH15 3FD



Approximate Dimensions (Taken from the widest point)

Lounge	4.86m (15'11") x 4.08m (13'5")
Kitchen	2.69m (8'10") x 2.67m (8'9")
WC	1.80m (5'11") x 1.48m (4'10")
Bedroom 1	3.95m (13') x 3.63m (11'11")
Bedroom 2	3.32m (10'11") x 3.04m (10')
Bedroom 3	3.15m (10'4") x 2.15m (7'1")
Bathroom	1.97m (6'6") x 1.97m (6'6")

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