

28 Ashgrove Gardens

LOANHEAD, MIDLOTHIAN, EH20 9GA



Approximate Dimensions (Taken from the widest point)

Ground Floor

Living Room	4.66m (15'3") x 4.07m (13'4")
Kitchen	4.00m (13'1") x 3.80m (12'6")
Family Room	7.73m (25'4") x 3.30m (10'10")
Utility	3.02m (9'11") x 1.67m (5'6")
WC	3.30m (10'10") x 1.40m (4'7")
Garage	5.50m (18'1") x 5.40m (17'9")

First Floor

Bedroom 1	4.64m (15'3") x 4.38m (14'4")
En-suite	2.93m (9'7") x 2.20m (7'3")
Bedroom 2	4.04m (13'3") x 3.45m (11'4")
En-suite	2.20m (7'3") x 1.70m (5'7")
Bedroom 3	3.82m (12'6") x 3.68m (12'1")
Bedroom 4	3.67m (12'1") x 2.83m (9'3")
Bedroom 5	3.83m (12'7") x 2.67m (8'9")
Bathroom	3.26m (10'8") x 2.09m (6'10")

Gross internal floor area (m²): 207m²