

# 13 Dunrobin Place

EDINBURGH, EH3 5HZ

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.10m (10'2")
Kitchen	3.10m (10'2") x 2.75m (9')
Bedroom	3.25m (10'8") x 2.10m (6'11")
Shower Room	2.75m (9') x 1.10m (3'7")

Gross internal floor area (m<sup>2</sup>): 51m<sup>2</sup>  
EPC Rating: C

