

3 Hope Street

SOUTH QUEENSFERRY, EH30 9LX

Approximate Dimensions
(Taken from the widest point)

Family/Dining Room	6.11m (20'1") x 4.60m (15'1")
Kitchen	4.88m (16') x 3.86m (12'8")
Lounge	4.63m (15'2") x 3.57m (11'9")
Bedroom 1	3.89m (12'9") x 3.22m (10'7")
Bedroom 2	3.58m (11'9") x 3.16m (10'4")
Bedroom 3	2.96m (9'9") x 2.57m (8'5")
Bedroom 4	2.90m (9'6") x 2.90m (9'6")
Bathroom	2.87m (9'5") x 1.96m (6'5")

Gross internal floor area (m²): 112m²

EPC Rating: C

