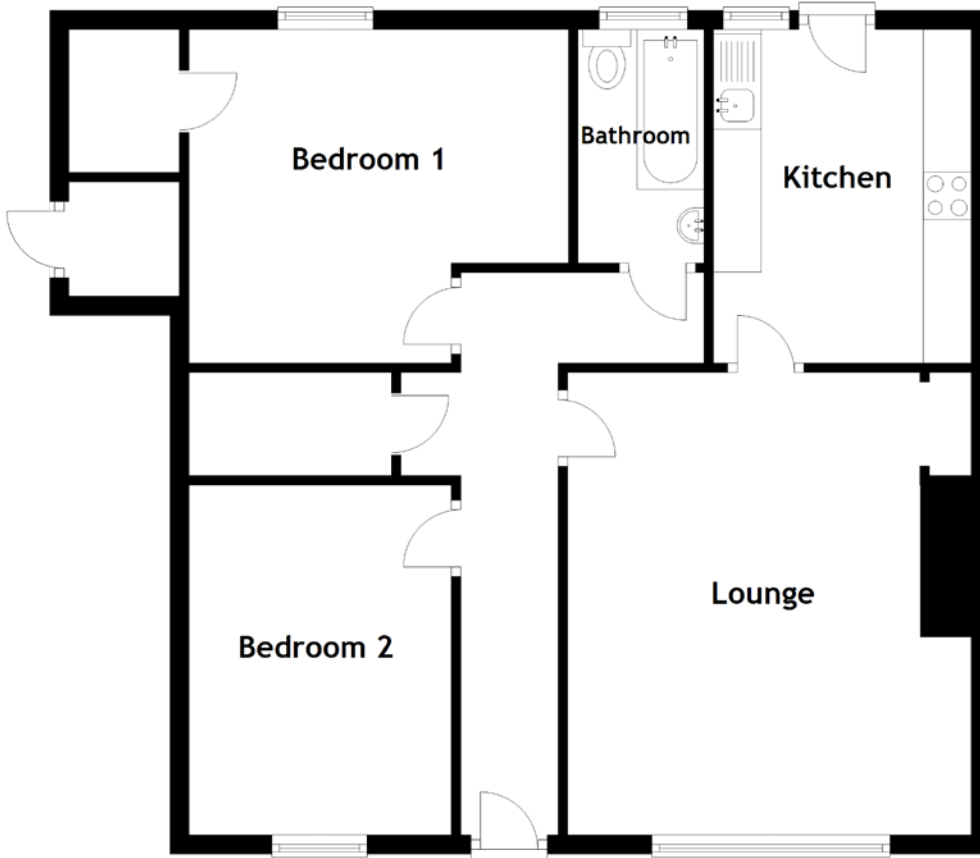


9 The Avenue

GOREBRIDGE, MIDLOTHIAN, EH23 4AG



Approximate Dimensions (Taken from the widest point)

Lounge	4.85m (15'11") x 4.23m (13'11")
Kitchen	3.50m (11'6") x 2.70m (8'10")
Bedroom 1	4.00m (13'1") x 3.50m (11'6")
Bedroom 2	3.67m (12') x 2.75m (9')
Bathroom	2.45m (8') x 1.32m (4'4")

Gross internal floor area (m²): 67m²

EPC Rating: C