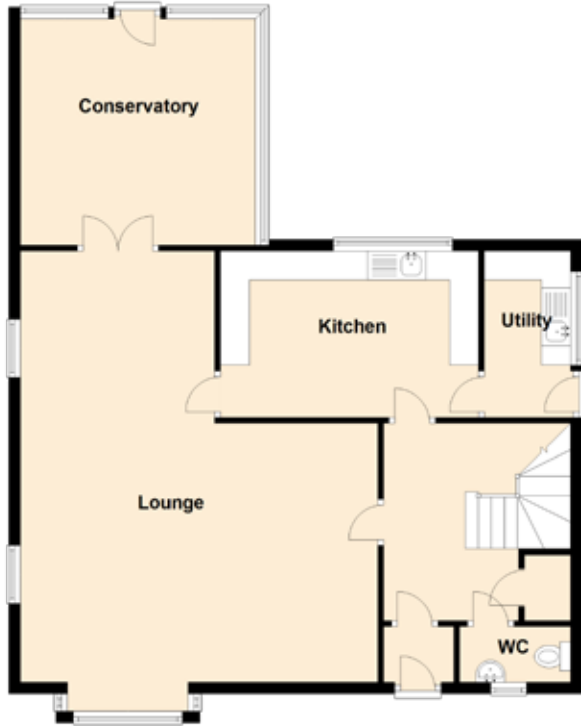


# 25 Newmills Road

BALERNO, EDINBURGH, EH14 5SU



## Approximate Dimensions

(Taken from the widest point)

Lounge	7.43m (24'5") x 6.17m (20'3")
Kitchen	4.45m (14'7") x 2.87m (9'5")
Utility	2.90m (9'6") x 1.49m (4'11")
Conservatory	4.06m (13'4") x 3.90m (12'10")
WC	1.92m (6'3") x 0.96m (3'2")
Bedroom 1	4.58m (15') x 3.43m (11'3")
En-suite	2.38m (7'10") x 1.95m (6'5")
Bedroom 2	3.82m (12'6") x 3.43m (11'3")
Bedroom 3	3.93m (12'11") x 3.21m (10'6")
Bedroom 4	3.37m (11'1") x 2.91m (9'7")
Bathroom	2.77m (9'1") x 2.02m (6'7")

**Gross internal floor area (m<sup>2</sup>):** 160m<sup>2</sup>

**EPC Rating:** C