



Approximate Dimensions (Taken from the widest point)

Lounge	4.10m (13'5") x 3.60m (11'10")
Kitchen	4.10m (13'5") x 3.30m (10'10")
Bedroom 1	4.80m (15'9") x 3.60m (11'10")
Bedroom 2	3.30m (10'10") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fitted floor coverings, curtains, blinds, light fittings and shades. Additional soft furnishings and electrical items are by separate negotiation.

# 35 Millbank Lane

ABERDEEN, AB25 3YG