

4(3F1) Tay Street

POLWARTH, EDINBURGH, EH11 1DZ



Approximate Dimensions
(Taken from the widest point)

Lounge	5.41m (17'9") x 3.71m (12'2")
Kitchen	2.60m (8'6") x 1.69m (5'7")
Bedroom 1	4.30m (14'1") x 3.15m (10'4")
Bedroom 2	3.12m (10'3") x 2.96m (9'9")
Bedroom 3	6.45m (21'2") x 1.97m (6'6")
Bedroom 4	5.37m (17'7") x 2.46m (8'1")
Bathroom	2.87m (9'5") x 1.28m (4'2")

Gross internal floor area (m²): 95m²
EPC Rating: D