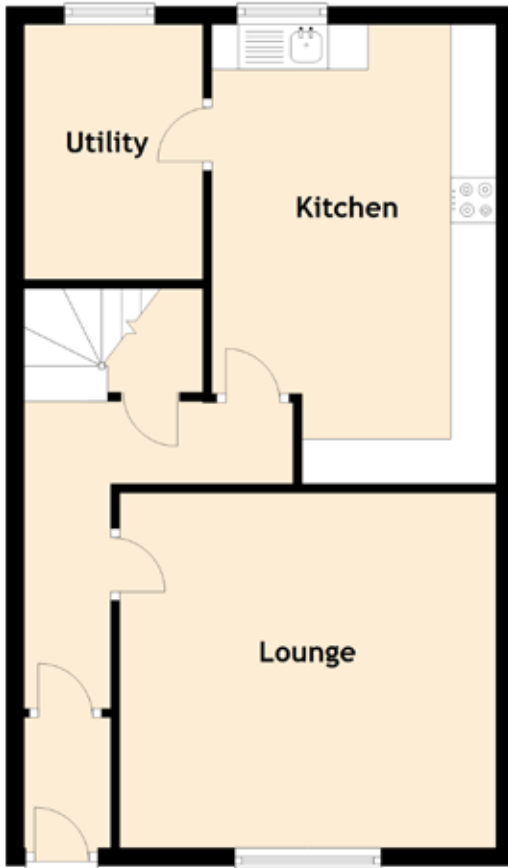
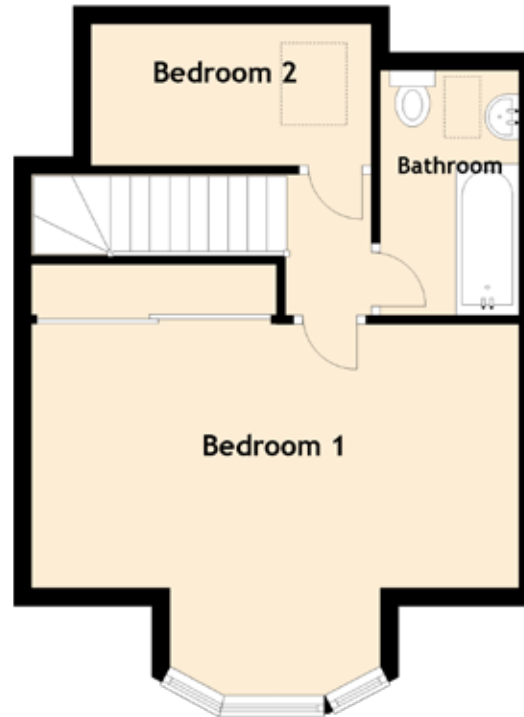


31 Woodbine Terrace

LEITH LINKS, EDINBURGH, EH6 8DA

Approximate Dimensions
(Taken from the widest point)



Lounge	4.17m (13'8") x 3.94m (12'11")
Kitchen	5.10m (16'9") x 3.15m (10'4")
Utility	2.83m (9'3") x 1.98m (6'6")
Bedroom 1	5.41m (17'9") x 4.63m (15'2")
Bedroom 2	3.11m (10'2") x 1.57m (5'2")
Bathroom	2.72m (8'11") x 1.54m (5'1")

Gross internal floor area (m²): 79m²

EPC Rating: G