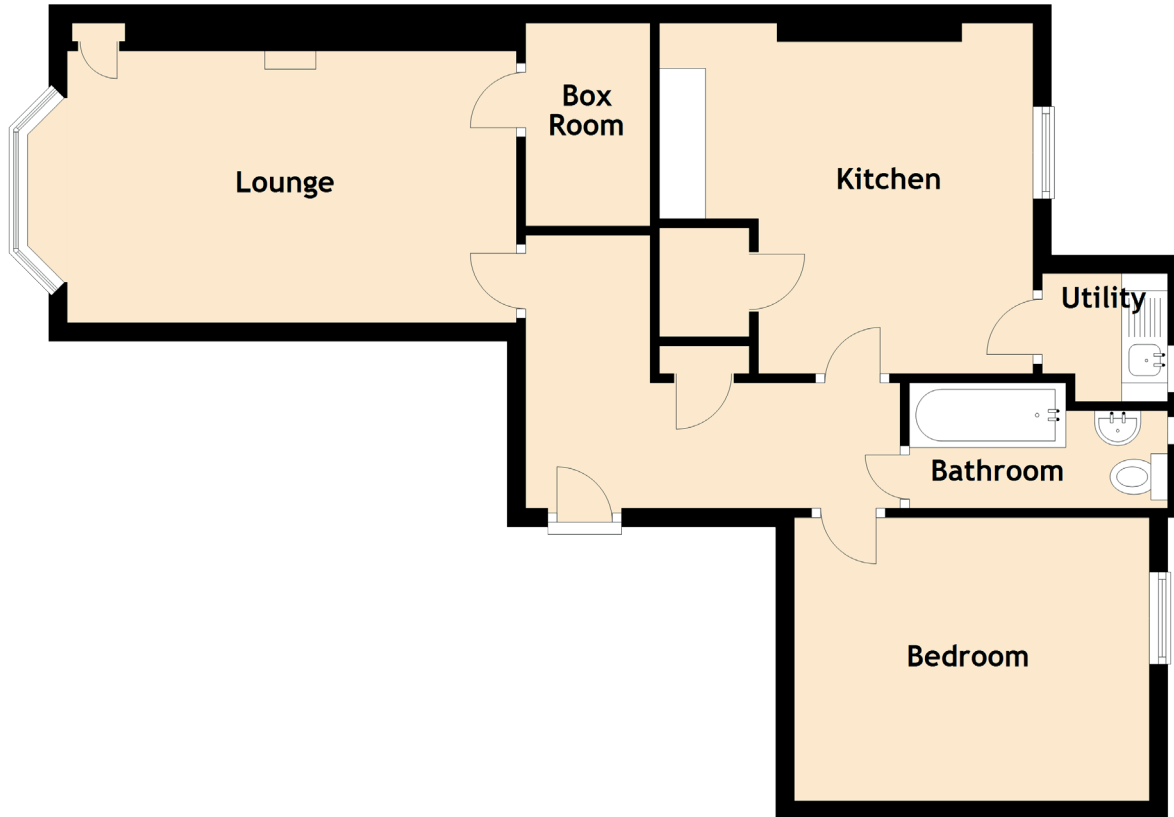


31/9 Easter Road

EASTER ROAD, EDINBURGH, EH7 5PJ



Approximate Dimensions
(Taken from the widest point)

Lounge	4.87m (16') x 3.25m (10'8")
Box Room	2.20m (7'3") x 1.35m (4'5")
Kitchen	4.05m (13'3") x 3.80m (12'6")
Utility	1.39m (4'7") x 1.36m (4'6")
Bedroom	3.85m (12'8") x 3.07m (10'1")
Bathroom	2.80m (9'2") x 1.36m (4'6")

Gross internal floor area (m²): 63m²

EPC Rating: C