

1 Barnyard Park Rigg

EDINBURGH, EH12 9LJ



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Family Room	4.77m (15'8") x 4.06m (13'4")
Kitchen	3.29m (10'10") x 2.76m (9'1")
WC	1.97m (6'6") x 1.12m (3'8")

First Floor

Lounge	4.80m (15'9") x 3.86m (12'8")
Bedroom 3	4.73m (15'6") x 3.60m (11'10")
WC	2.38m (7'10") x 1.13m (3'8")

Second Floor

Bedroom 1	4.74m (15'7") x 3.46m (11'4")
Bedroom 2	4.73m (15'7") x 2.54m (8'4")
Bathroom	2.29m (7'6") x 1.67m (5'6")
En-suite	2.29m (7'6") x 1.43m (4'9")

Gross internal floor area (m²): 137m²

EPC Rating: B