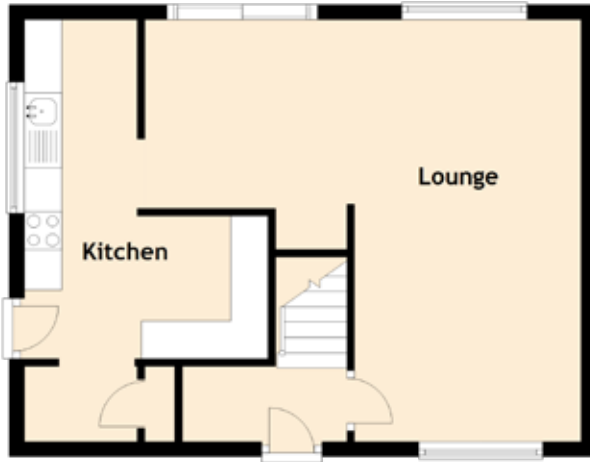


# 17 ETTRICK STREET



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.60m (18'4") x 4.06m (13'4")
Kitchen	4.50m (14'9") x 1.50m (4'11")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")
En-suite	1.85m (6'1") x 0.90m (2'11")
Bedroom 2	3.80m (12'6") x 3.10m (10'2")
Bedroom 3	3.10m (10'2") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.90m (6'3")
WC	1.30m (4'3") x 1.00m (3'4")

Gross internal floor area (m<sup>2</sup>): 84m<sup>2</sup>

EPC Rating: D