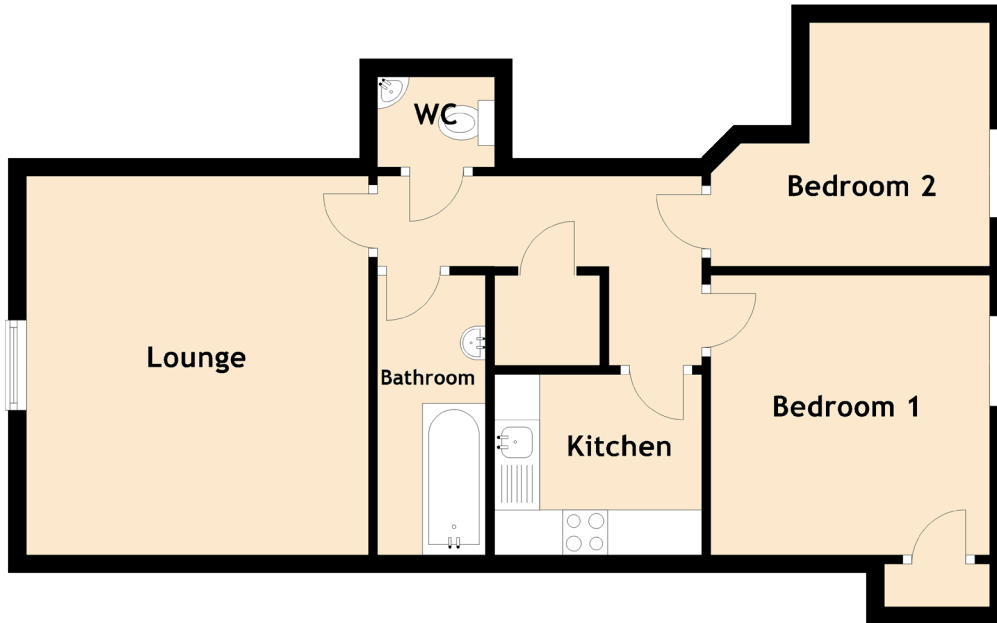


# 9/3 Livingstone Place

MARCHMONT, EDINBURGH, EH9 1PA



Approximate Dimensions (Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	2.30m (7'7") x 2.00m (6'7")
Bedroom 1	3.10m (10'2") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bathroom	3.10m (10'2") x 1.20m (3'11")
WC	1.30m (4'3") x 1.00m (3'3")

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: C