

# 45 Kippielaw Road

DALKEITH, MIDLOTHIAN, EH22 4HZ

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen	4.00m (13'1") x 3.60m (11'10")
Bedroom 1	3.60m (11'10") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 2.40m (7'10")
Bathroom	2.60m (8'7") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C

