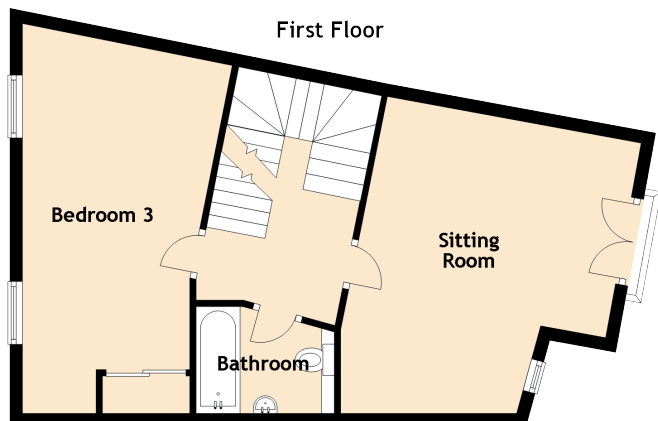
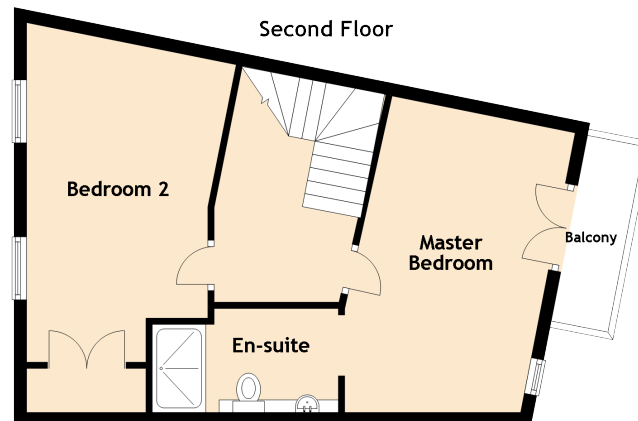
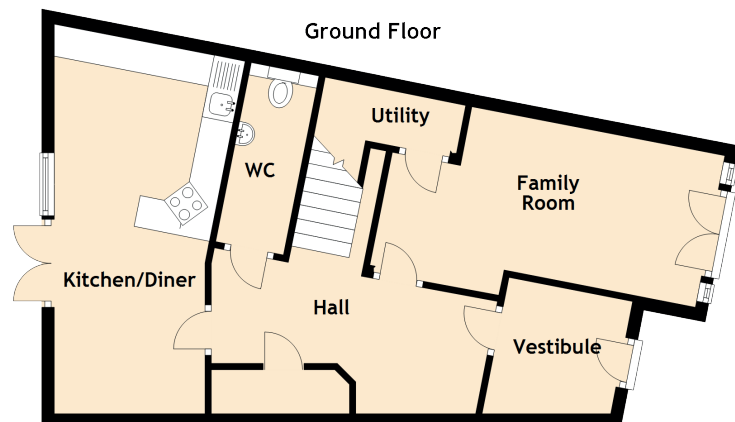


4 Telford Grove

EDINBURGH, EH4 2UL



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Family Room	5.20m (17'1") x 2.96m (9'8")
Kitchen/Diner	6.20m (20'4") x 3.10m (10'2")
Utility	2.28m (7'6") x 0.85m (2'10")
WC	2.90m (9'6") x 1.10m (3'7")

First Floor	
Sitting Room	4.70m (15'5") x 4.10m (13'6")
Bedroom 3	6.20m (20'4") x 3.40m (11'2")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Second Floor	
Master Bedroom	4.65m (15'3") x 3.10m (10'2")
En-suite	2.80m (9'2") x 1.45m (4'9")
Bedroom 2	5.30m (17'5") x 3.40m (11'2")