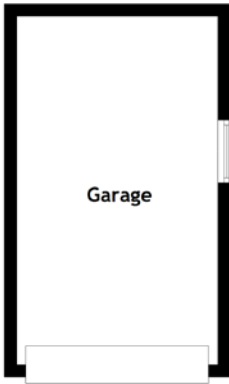
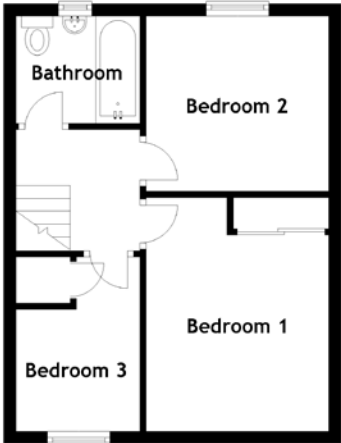
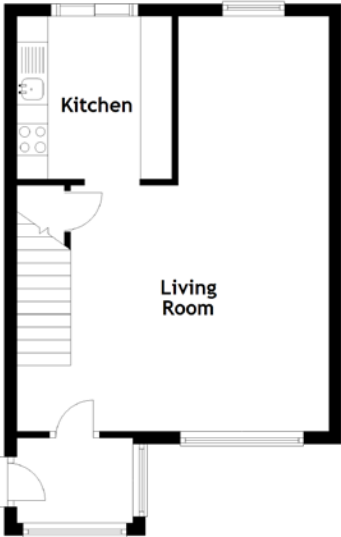


94 The Spinney

GILMERTON, EDINBURGH, EH17 7LE



Approximate Dimensions
(Taken from the widest point)

Living Room	6.62m (21'9") x 4.98m (16'4")
Kitchen	2.60m (8'6") x 2.47m (8'1")
Bedroom 1	3.80m (12'6") x 2.91m (9'7")
Bedroom 2	2.91m (9'7") x 2.79m (9'2")
Bedroom 3	2.78m (9'1") x 2.05m (6'9")
Bathroom	1.96m (6'5") x 1.71m (5'7")
Garage	5.55m (18'3") x 3.21m (10'6")

Gross internal floor area (m²): 69m²

EPC Rating: D