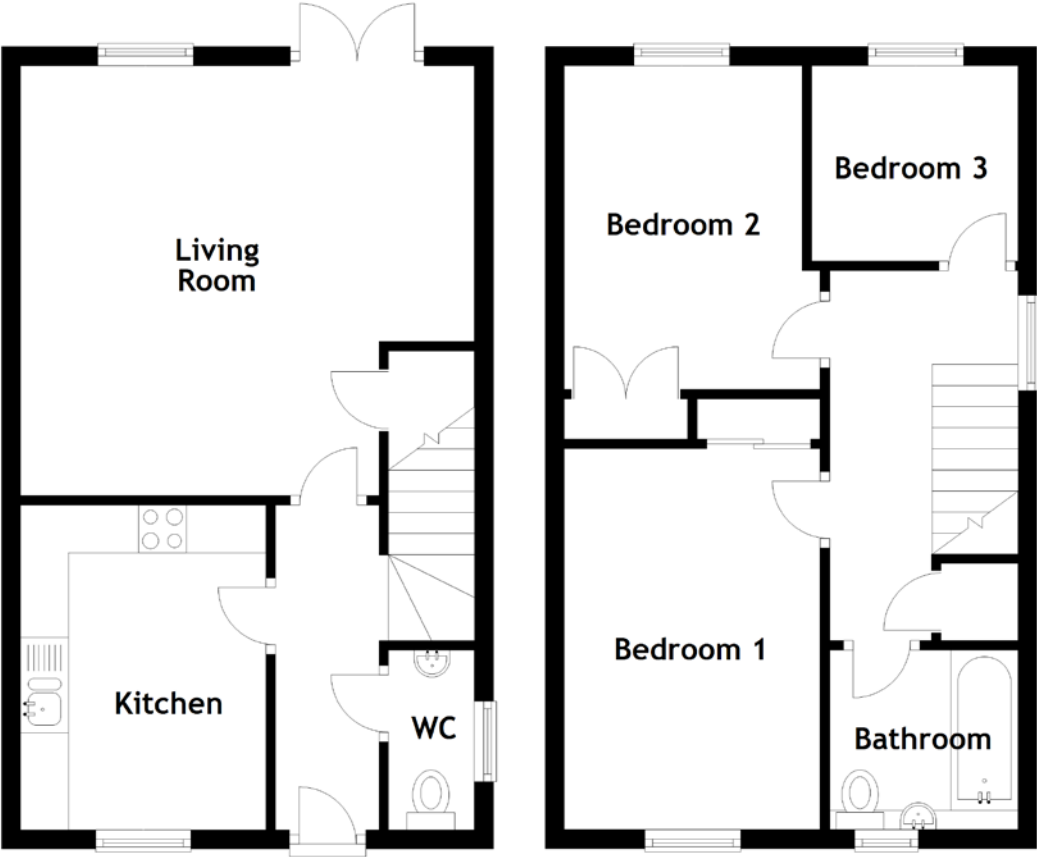


12 Wester Kippielaw Medway

DALKEITH, MIDLOTHIAN, EH22 2GD



Approximate Dimensions (Taken from the widest point)

Living Room	4.75m (15'7") x 4.50m (14'9")
Kitchen	3.40m (11'2") x 2.57m (8'5")
WC	1.88m (6'2") x 0.90m (2'11")
Bedroom 1	3.99m (13'1") x 2.68m (8'10")
Bedroom 2	3.39m (11'1") x 2.68m (8'10")
Bedroom 3	2.16m (7'1") x 2.05m (6'9")
Bathroom	1.97m (6'6") x 1.88m (6'2")

Gross internal floor area (m²): 76m² | EPC Rating: C