

# 67 Orchard Brae Avenue

ORCHARD BRAE, EDINBURGH, EH4 2UR

Approximate Dimensions (Taken from the widest point)

Lounge	4.77m (15'8") x 3.94m (12'11")
Dining Area	3.70m (12'2") x 2.70m (8'10")
Kitchen	4.81m (15'9") x 3.79m (12'5")
Utility	3.90m (12'10") x 2.03m (6'8")
Bedroom 1	4.11m (13'6") x 3.45m (11'4")
Bedroom 2	3.90m (12'10") x 2.64m (8'8")
En-suite	1.95m (6'5") x 1.71m (5'7")
Bedroom 3	3.90m (12'10") x 2.03m (6'8")
Bedroom 4	3.84m (12'7") x 2.63m (8'8")
Bathroom	1.96m (6'5") x 1.76m (5'9")
WC	1.79m (5'10") x 1.27m (4'2")
Garage	5.10m (16'9") x 2.80m (9'2")

