

35 Easter Drylaw Bank

EDINBURGH, EH4 2QL



Approximate Dimensions (Taken from the widest point)

Living Room	4.46m (14'8") x 4.00m (13'1")
Kitchen	5.10m (16'9") x 2.30m (7'7")
Bedroom 1	4.06m (13'4") x 3.70m (12'2")
Bedroom 2	3.77m (12'4") x 3.15m (10'4")
Bathroom	1.89m (6'2") x 1.70m (5'7")

Gross internal floor area (m²): 70m² EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and shed.

Please note that other items may be available through separate negotiation.