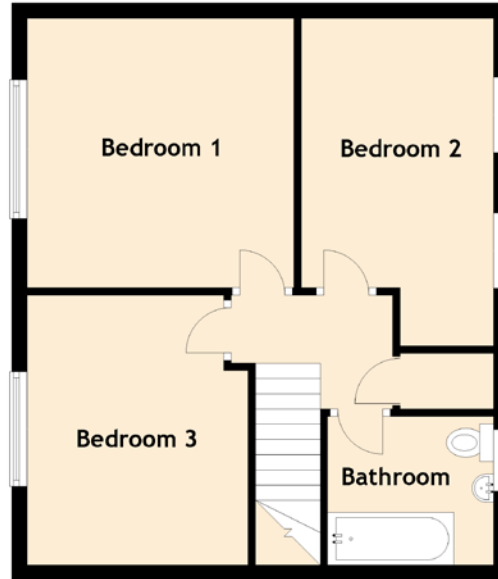
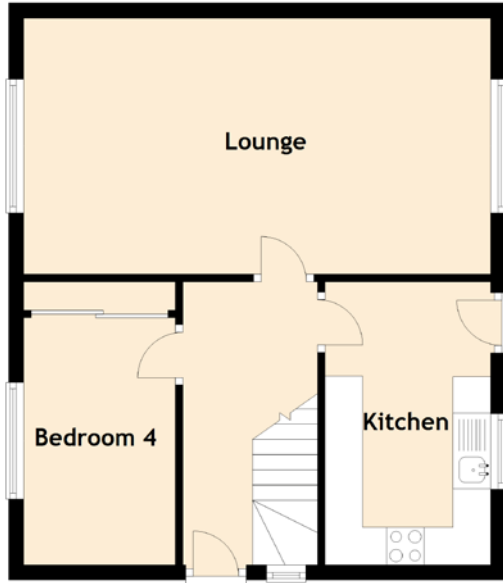


# 46 Oxbgangs Farm Avenue

OXGANGS, EDINBURGH, EH13 9PY



Approximate Dimensions (Taken from the widest point)

Lounge	6.20m (20'4") x 3.40m (11'2")
Kitchen	3.76m (12'4") x 2.20m (7'3")
Bedroom 1	3.58m (11'9") x 3.55m (11'8")
Bedroom 2	4.35m (14'3") x 2.59m (8'6")
Bedroom 3	3.77m (12'4") x 2.99m (9'10")
Bedroom 4	3.28m (10'9") x 2.01m (6'7")
Bathroom	2.21m (7'3") x 1.97m (6'6")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: D