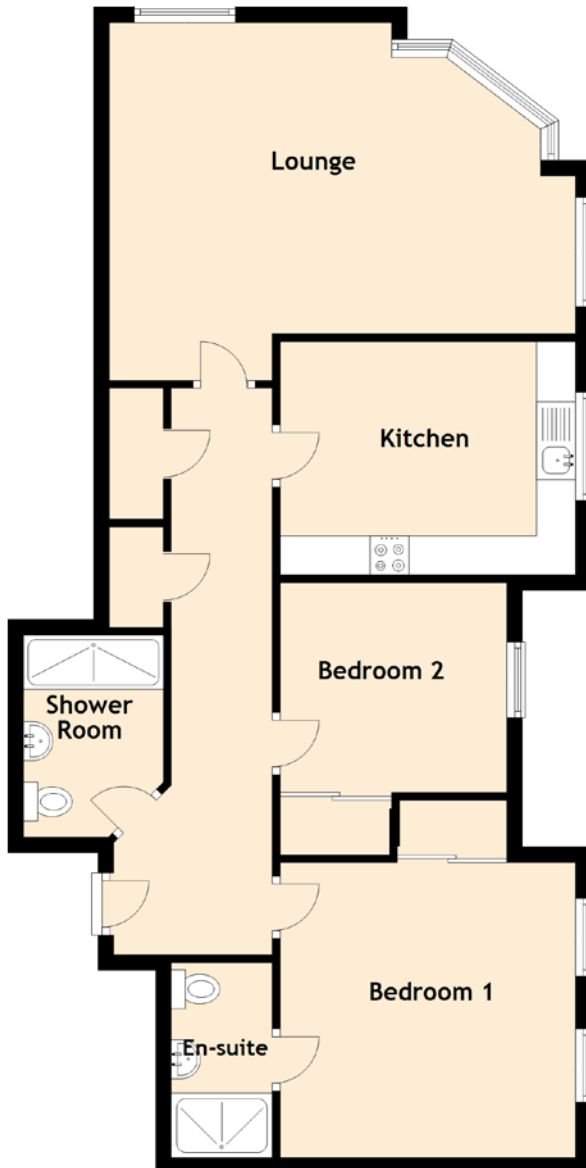




Approximate Dimensions
(Taken from the widest point)

Lounge	5.55m (18'3") x 4.00m (13'1")
Kitchen	3.90m (12'10") x 3.00m (9'10")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
Bedroom 2	2.70m (8'10") x 2.60m (8'6")
Shower Room	2.60m (8'6") x 1.70m (5'7")
En-suite	2.50m (8'2") x 1.30m (4'3")

Gross internal floor area (m²): 92m²

EPC Rating: B

98/3 Orchard Brae Avenue

EDINBURGH, EH4 2GB