



Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.95m (13')
Dining Area	4.00m (13'1") x 2.15m (7'1")
Kitchen	3.23m (10'7") x 2.75m (9')
Bedroom 1	4.60m (15'1") x 3.34m (10'11")
Bedroom 2	4.13m (13'7") x 3.03m (9'11")
Bathroom	1.93m (6'4") x 1.92m (6'4")
Attic Room	5.75m (18'10") x 3.56m (11'8")

Gross internal floor area (m²): 76m²
EPC Rating: D

2/2 Nether Craigwell

OLD TOWN, EDINBURGH, EH8 8DR