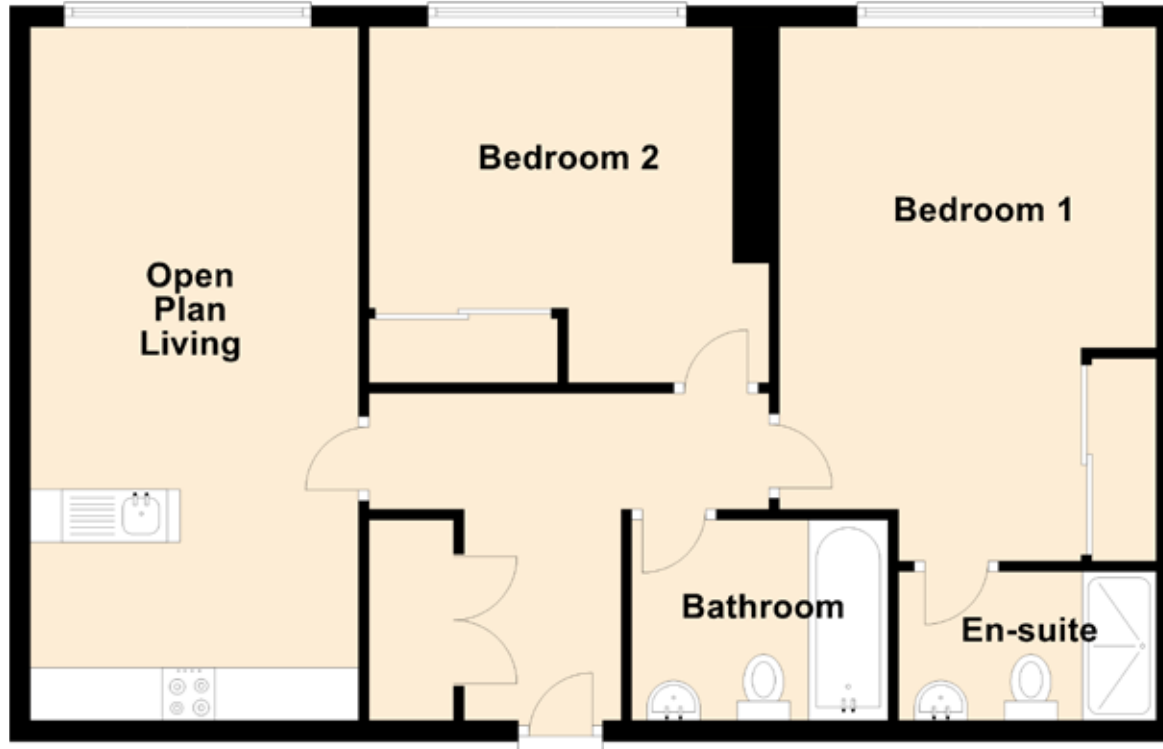


Flat 4, 10 Simpson Loan

EDINBURGH, EH3 9GQ



Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.10m (23'4") x 3.11m (10'2")
Bedroom 1	5.06m (16'7") x 3.57m (11'9")
Bedroom 2	3.79m (12'5") x 3.37m (11'1")
En-suite	2.44m (8') x 1.41m (4'8")
Bathroom	2.43m (8') x 1.90m (6'3")

Gross internal floor area (m²): 72m²

EPC Rating: C