

# 37 Easter Drylaw Bank

Approximate Dimensions (Taken from the widest point)

|           |                                |
|-----------|--------------------------------|
| Lounge    | 4.50m (14'9") x 4.00m (13'1")  |
| Kitchen   | 3.20m (10'6") x 2.32m (7'7")   |
| Bedroom 1 | 4.00m (13'1") x 3.64m (11'11") |
| Bedroom 2 | 3.79m (12'5") x 3.12m (10'3")  |
| Bathroom  | 1.89m (6'2") x 1.75m (5'9")    |

Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): All fixtures, fittings, floor coverings, appliances and shed. Please note that other items may be available through separate negotiation.

