



3 The Avenue

GOREBRIDGE, MIDLOTHIAN, EH23 4AG

Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 4.24m (13'11")
Kitchen	3.51m (11'6") x 2.75m (9')
Bedroom 1	3.90m (12'10") x 3.51m (11'6")
Bedroom 2	3.63m (11'11") x 2.73m (9')
Bathroom	2.45m (8') x 1.29m (4'3")

Gross internal floor area (m²): 68m²

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; curtains, blinds, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.