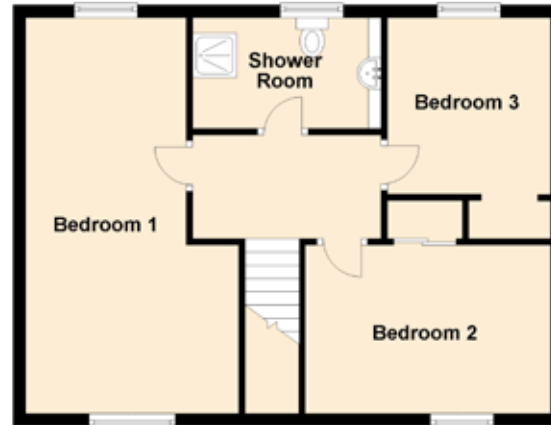
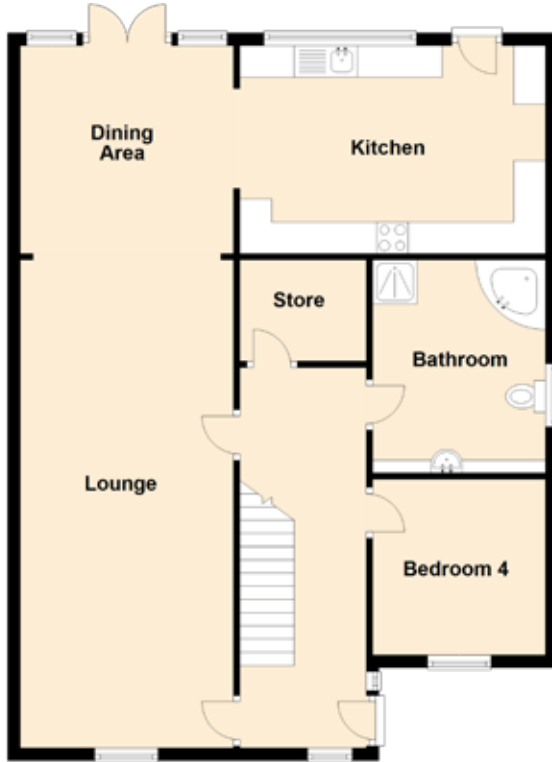


66 Parkgrove Drive

EDINBURGH, EH4 7QG



Approximate Dimensions
(Taken from the widest point)

Lounge	7.72m (25'4") x 3.37m (11'1")
Dining Area	3.37m (11'1") x 3.29m (10'10")
Kitchen	4.83m (15'10") x 3.29m (10'10")
Store	1.78m (5'10") x 1.60m (5'3")
Bedroom 1	6.25m (20'6") x 3.58m (11'9")
Bedroom 2	3.68m (12'1") x 2.66m (8'9")
Bedroom 3	3.47m (11'5") x 2.65m (8'8")
Bedroom 4	2.78m (9'1") x 2.73m (8'11")
Shower Room	2.98m (9'9") x 1.80m (5'11")
Bathroom	3.37m (11'1") x 2.73m (8'11")

Gross internal floor area (m²): 144m²

EPC Rating: D

Extras (Included in the sale): All fixtures, fittings, floor coverings. Other items are also negotiable.