

70/2f1 Polwarth Gardens

POLWARTH, EDINBURGH, EH11 1LL



Approximate Dimensions
(Taken from the widest point)

Living Room	4.80m (15'9") x 4.00m (13'1")
Kitchen	7.71m (25'3") x 3.36m (11')
Bedroom 1	4.80m (15'9") x 3.35m (11')
Bedroom 2	5.63m (18'6") x 3.13m (10'3")
Bedroom 3	4.80m (15'9") x 2.73m (8'11")
Box Room	2.80m (9'2") x 2.18m (7'2")
Bathroom	3.16m (10'4") x 1.27m (4'2")

Gross internal floor area (m²) : 126m²

EPC Rating : C

Extras (Included in the sale): Fridge/freezer, washing machine and two antique wardrobes in bedrooms.