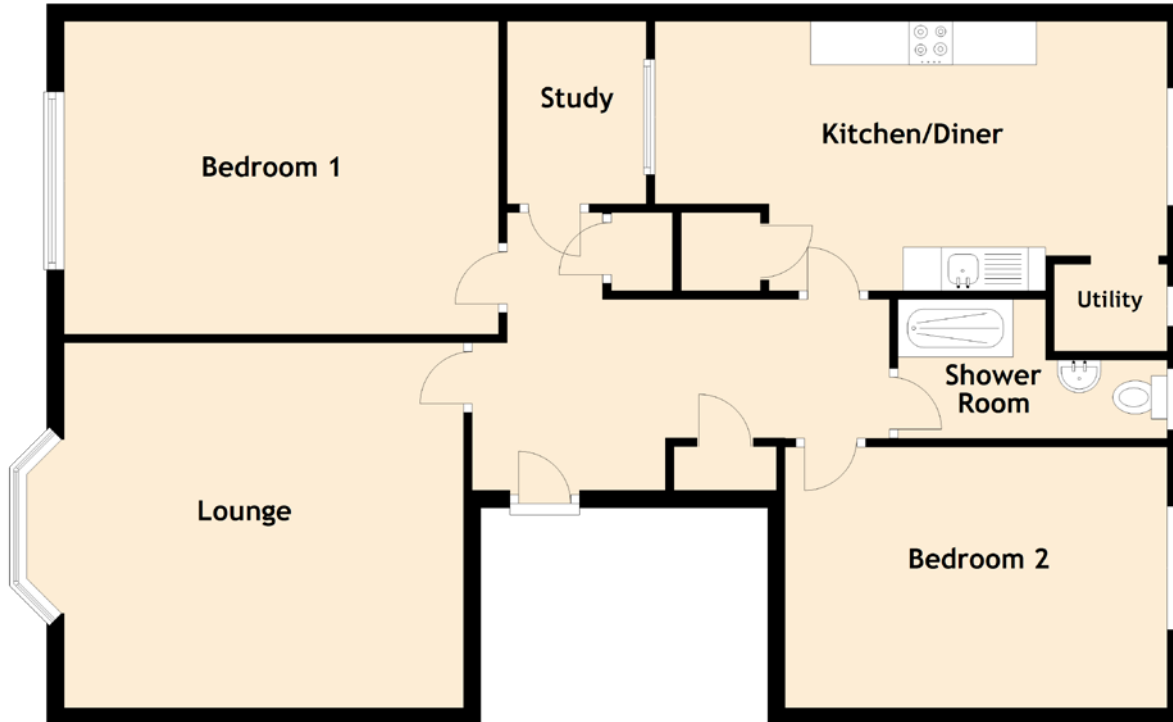


31/4 Spottiswoode Road

MARCHMONT, EDINBURGH, EH9 1BJ



Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	5.90m (19'4") x 3.10m (10'2")
Lounge	6.00m (19'8") x 4.20m (13'9")
Bedroom 1	4.80m (15'9") x 3.60m (11'10")
Bedroom 2	4.40m (14'5") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 1.50m (4'11")
Study	2.10m (6'11") x 1.60m (5'3")
Utility	1.30m (4'3") x 1.00m (3'3")

Gross internal floor area (m²): 96m²
EPC Rating: C