

11/6 Melville Place

WEST END, EDINBURGH, EH3 7PR

Approximate Dimensions
(Taken from the widest point)

| | |
|-------------|-------------------------------|
| Lounge | 6.40m (21') x 4.20m (13'9") |
| Dining Room | 5.80m (19') x 4.25m (13'11") |
| Kitchen | 3.10m (10'2") x 1.90m (6'3") |
| Bedroom 1 | 6.40m (21') x 4.15m (13'7") |
| Bedroom 2 | 4.80m (15'9") x 3.50m (11'6") |
| Bedroom 3 | 3.00m (9'10") x 2.00m (6'7") |
| Bathroom | 2.40m (7'10") x 1.90m (6'3") |
| Shower Room | 2.20m (7'3") x 1.15m (3'9") |

Gross internal floor area (m²): 123m²

EPC Rating: D

