



# 13 Colinton Mains Loan

EDINBURGH, EH13 9AJ

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.40m (11'2")
Kitchen	2.60m (8'6") x 1.90m (6'3")
Bedroom 1	4.70m (15'5") x 3.30m (10'10")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bathroom	2.60m (8'6") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 60m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All integrated appliances, fitted floor coverings and the large wardrobe in the master bedroom.