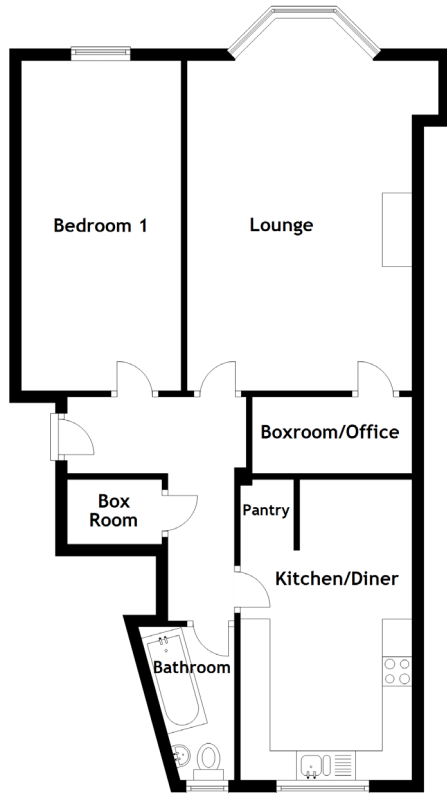
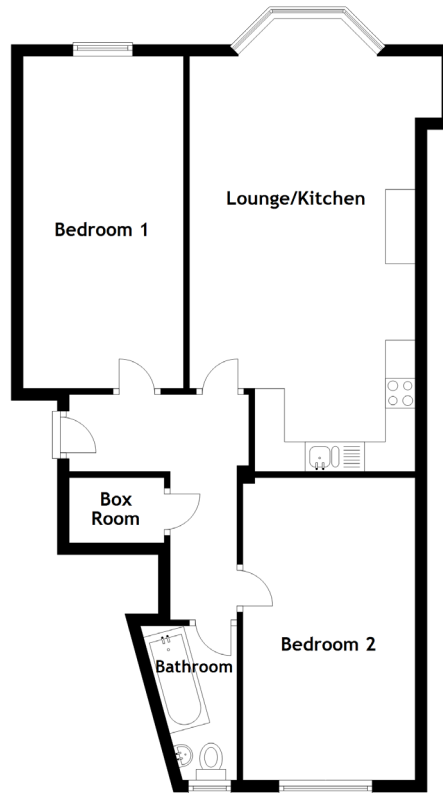


31/6 Polwarth Crescent

POLWARTH, EDINBURGH, EH11 1HR



**CURRENT
FLOOR PLAN**



**PROPOSED
FLOOR PLAN**

Approximate Dimensions
(Taken from the widest point)

Current Floor Plan

Lounge	6.60m (21'8") x 3.80m (12'6")
Box Room/Office	2.70m (8'10") x 1.30m (4'3")
Kitchen/Diner	5.10m (16'9") x 2.90m (9'6")
Pantry	1.20m (3'11") x 0.90m (2'11")
Box Room	1.60m (5'3") x 1.10m (3'7")
Bedroom 1	5.60m (18'4") x 2.70m (8'10")
Bathroom	2.60m (8'6") x 1.60m (5'3")

Proposed Floor Plan

Lounge/Kitchen	8.00m (26'3") x 3.80m (12'6")
Box Room	1.60m (5'3") x 1.10m (3'7")
Bedroom 1	5.60m (18'4") x 2.70m (8'10")
Bedroom 2	5.10m (16'9") x 2.90m (9'6")
Bathroom	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m²): 77m²
EPC Rating: C