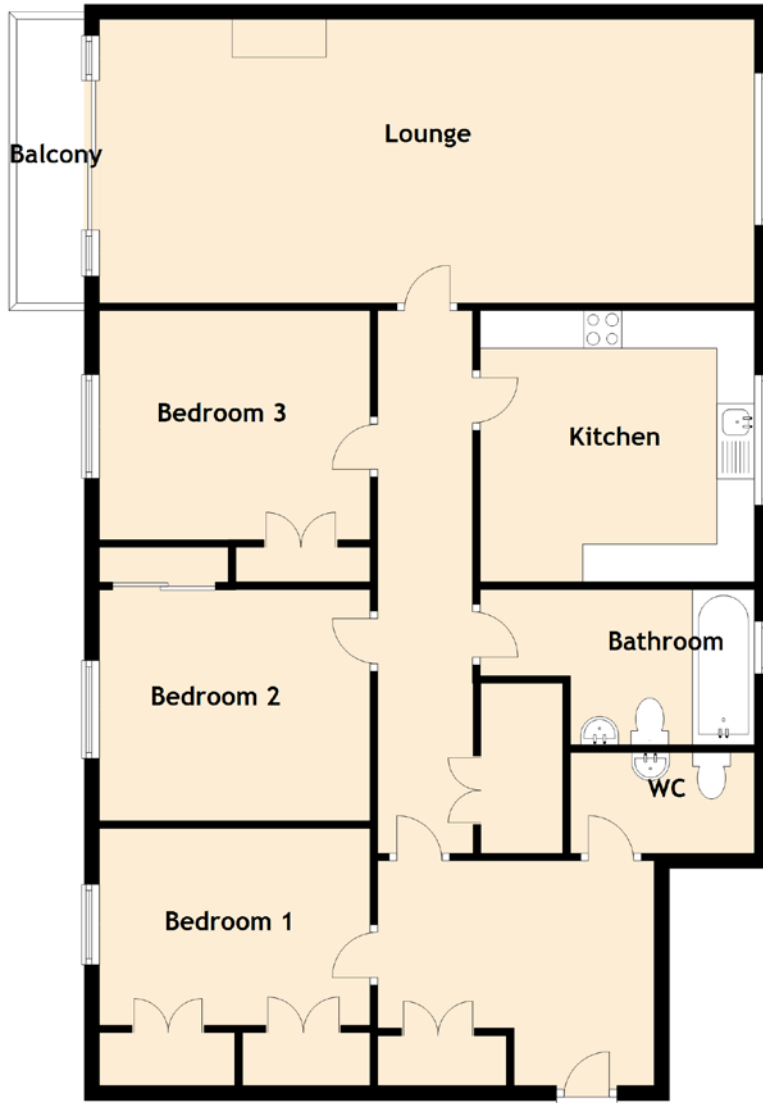


26/2 Avon Road

CRAMOND, EDINBURGH, EH4 6RD



Approximate Dimensions
(Taken from the widest point)

| | |
|-----------|---------------------------------|
| Lounge | 8.69m (28'6") x 3.76m (12'4") |
| Kitchen | 3.64m (11'11") x 3.60m (11'10") |
| Bedroom 1 | 3.59m (11'9") x 2.81m (9'3") |
| Bedroom 2 | 3.59m (11'9") x 3.07m (10'1") |
| Bedroom 3 | 3.59m (11'9") x 3.04m (10') |
| Bathroom | 3.59m (11'9") x 2.06m (6'9") |
| WC | 2.44m (8') x 1.34m (4'5") |

Gross internal floor area (m²): 118m²

EPC Rating: C