



47 Dalmeny Street

EDINBURGH, EH6 8PQ

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.27m (23'10") x 3.31m (10'10")
Lounge	4.69m (15'5") x 3.70m (12'2")
Bedroom 1	3.50m (11'6") x 2.54m (8'4")
En-suite	2.73m (8'11") x 1.16m (3'10")
Bedroom 2	4.15m (13'7") x 2.54m (8'4")
Bathroom	2.25m (7'5") x 1.90m (6'3")
Utility	3.02m (9'11") x 1.28m (4'2")

Gross internal floor area (m²): 91m²

EPC Rating: D