



HEMMINGS HOMES

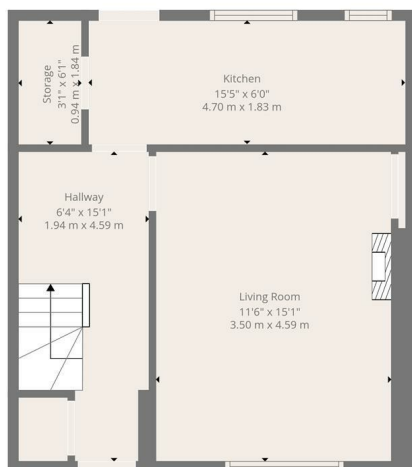
FIXED ASKING PRICE

**£275,000**

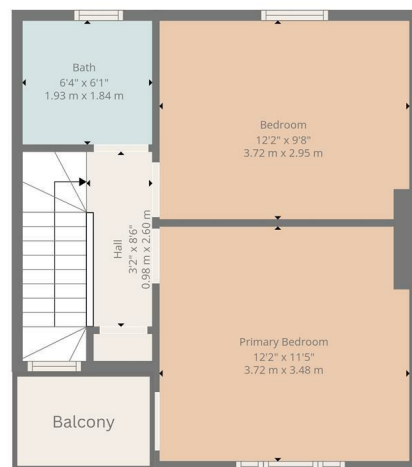
**Ladywell Road**

Edinburgh, EH12 7TB





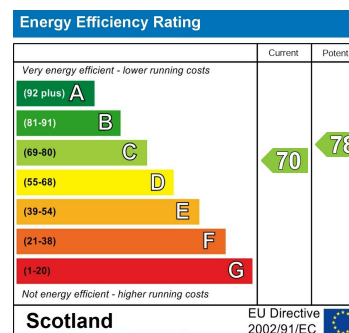
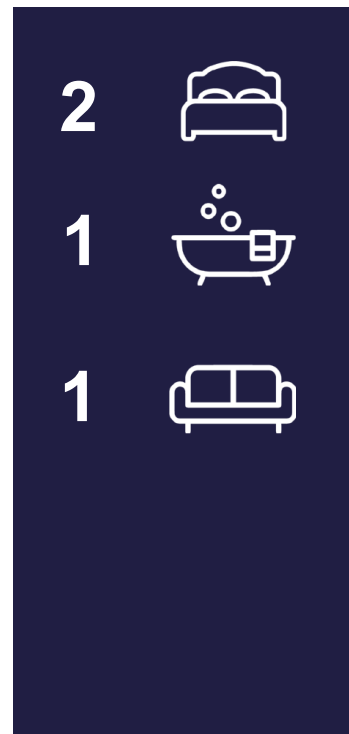
Ground Floor



First Floor



**TOTAL: 758 sq. ft, 71 m<sup>2</sup>**  
 Ground floor: 386 sq. ft, 36 m<sup>2</sup>, 1st floor: 372 sq. ft, 35 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 19 sq. ft, 2 m<sup>2</sup>, WALLS: 81 sq. ft, 6 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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