



1st Floor

TOTAL: 967 sq. ft, 90 m2 1st Floor: 506 sq. ft, 47 m2, 1st floor: 461 sq. ft, 43 m2 EXCLUDED AREAS: UTILITY: 24 sq. ft, 2 m2, WALLS: 99 sq. ft, 9 m2







Energy Efficiency Rating Very energy efficient - lower running costs 70 78 Not energy efficient - higher running costs EU Directive 2002/91/EC Scotland

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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