



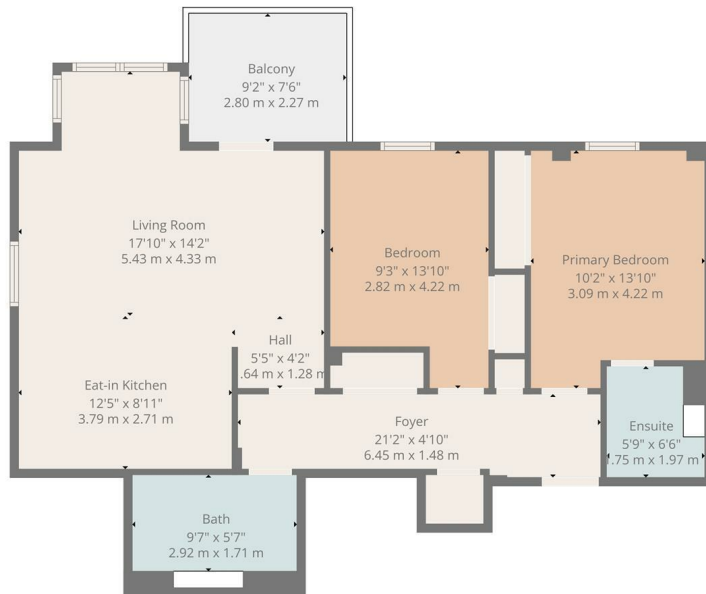
HEMMINGS HOMES

FIXED ASKING PRICE

£275,000

Portland Row

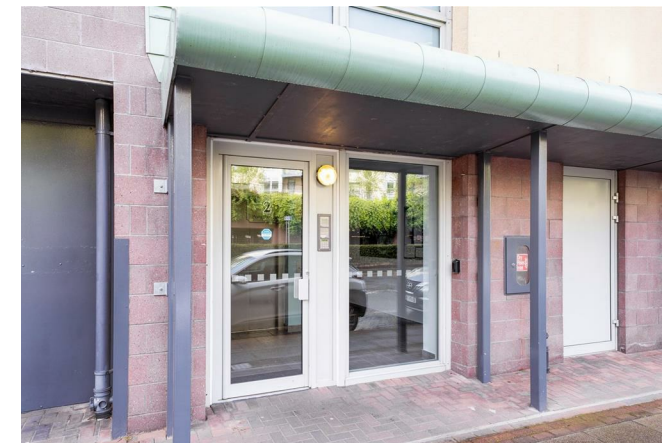
Edinburgh, EH6 6NH



TOTAL: 856 sq. ft, 80 m2
 Ground floor: 856 sq. ft, 80 m2
 EXCLUDED AREAS: BALCONY: 69 sq. ft, 6 m2, WALLS: 75 sq. ft, 6 m2
Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	



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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