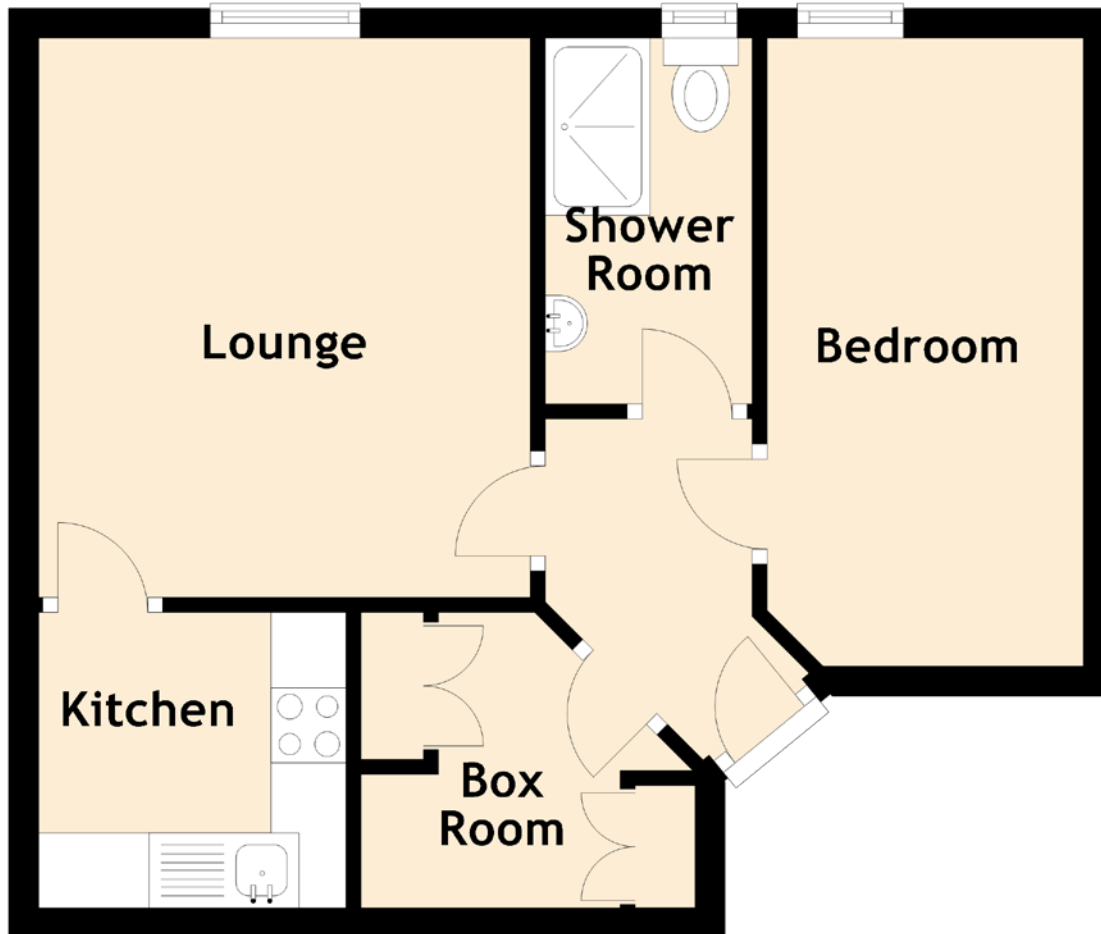


16/1 Springvalley Gardens

EDINBURGH, EH10 4QG



Approximate Dimensions (Taken from the widest point)

Lounge	3.73m (12'3") x 3.28m (10'9")
Kitchen	2.05m (6'9") x 1.97m (6'6")
Box Room	2.23m (7'4") x 1.97m (6'6")
Shower Room	2.44m (8') x 1.38m (4'6")
Bedroom	4.19m (13'9") x 2.11m (6'11")

Gross internal floor area (m²): 35m² | EPC Rating: D

Extras (Included in the sale): Kitchen appliances, floor coverings, light fittings and window dressings.