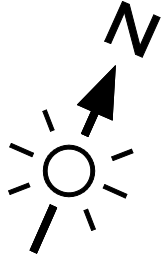
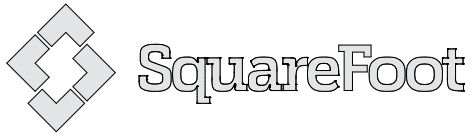


**Flat 3,
225 Oxgangs Road North, EH13 9BA**



Approx. Gross Internal Area
456 Sq Ft - 42.36 Sq M

Storage

Approx. Gross Internal Area
14 Sq Ft - 1.30 Sq M

For identification only. Not to scale.

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First Floor