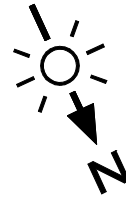
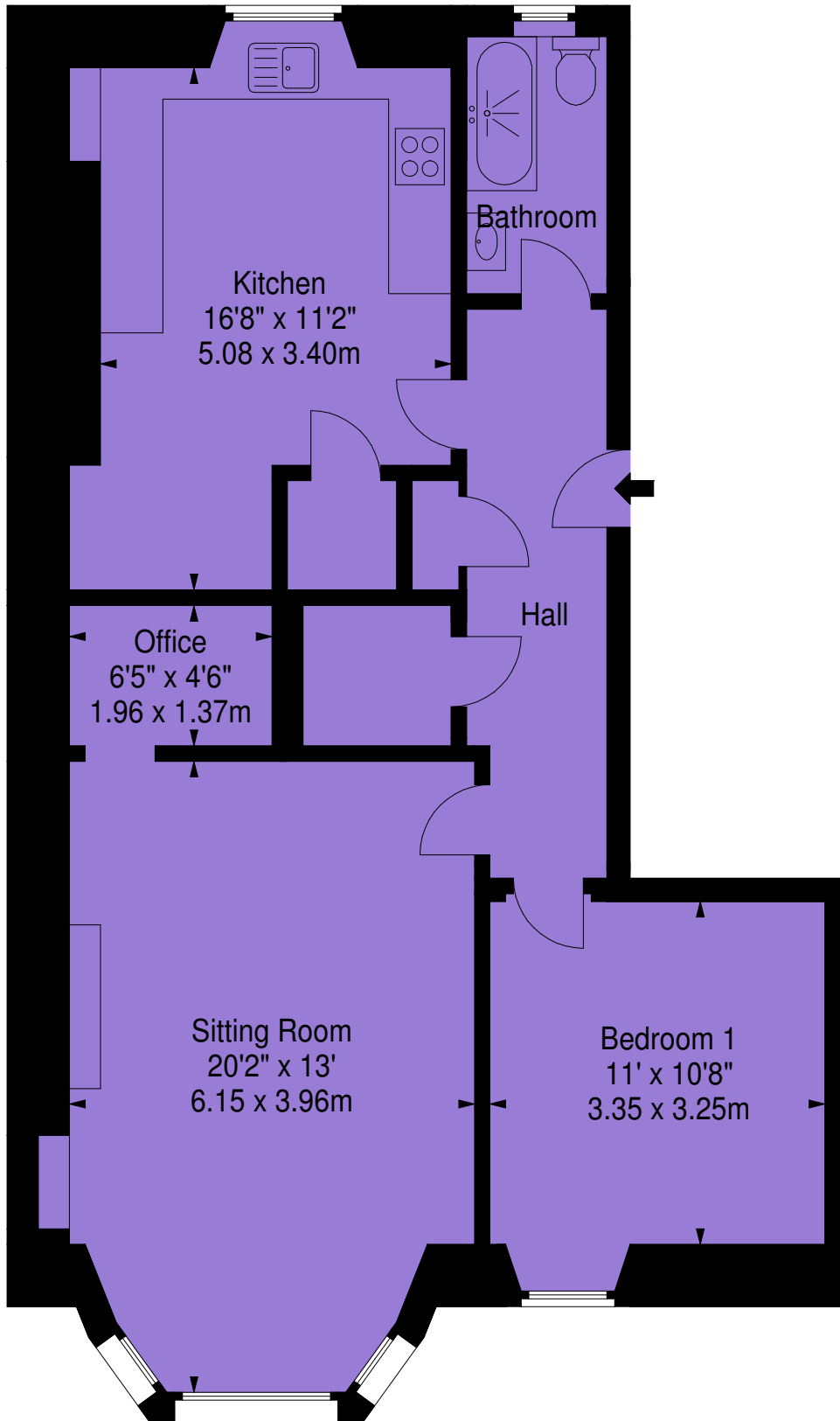


**45 3F1 Roseburn Terrace,
Edinburgh, EH12 5NQ**



Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
For identification only. Not to scale.
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Third Floor