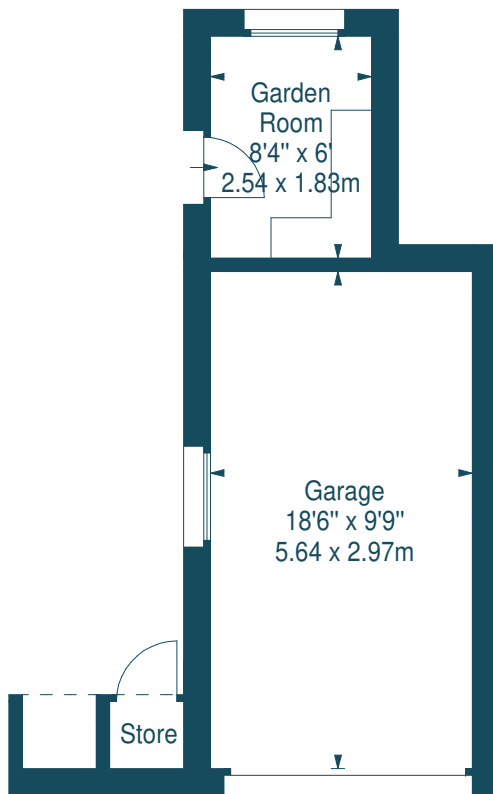


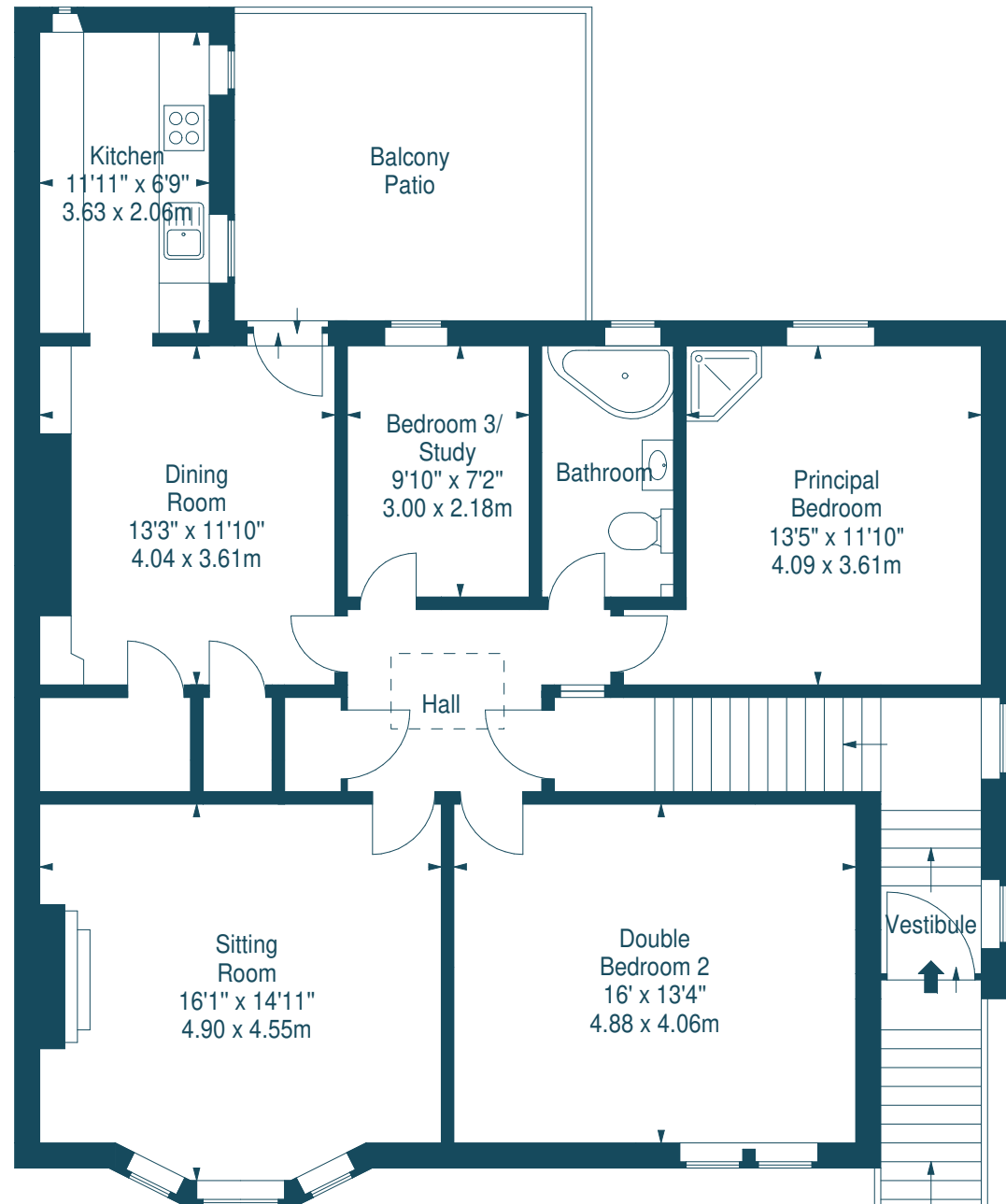
**Clermiston Road,  
Edinburgh, EH12 6XB**



Approx. Gross Internal Area  
1253 Sq Ft - 116.40 Sq M  
Garage, Garden Room & Store  
Approx. Gross Internal Area  
251 Sq Ft - 23.32 Sq M  
For identification only. Not to scale.  
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Garden Level



First Level