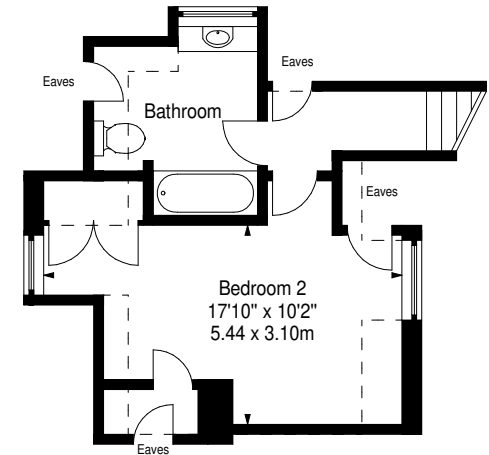


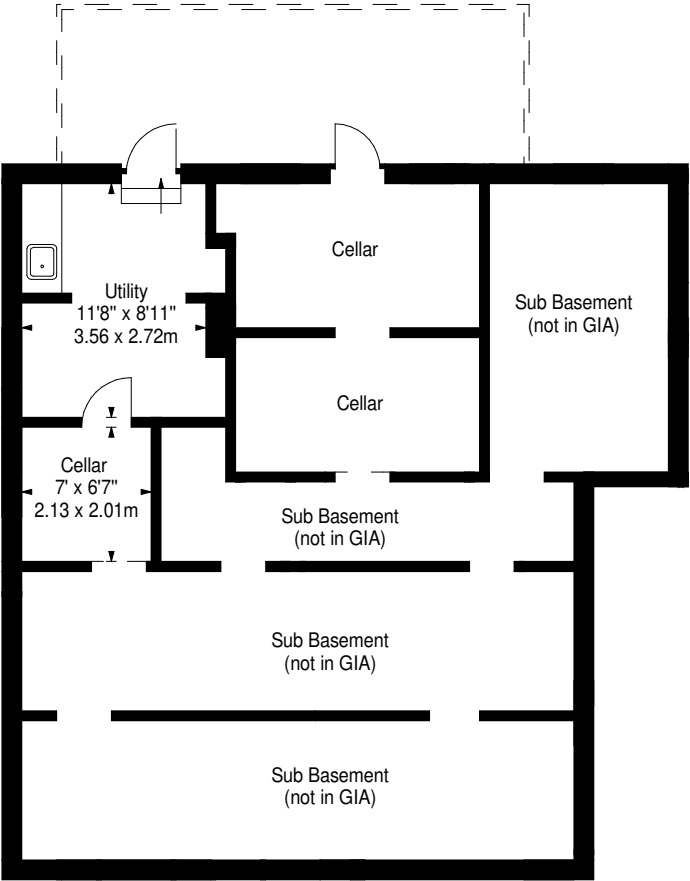
Hailes Avenue,  
Edinburgh,  
Midlothian, EH13 0NA



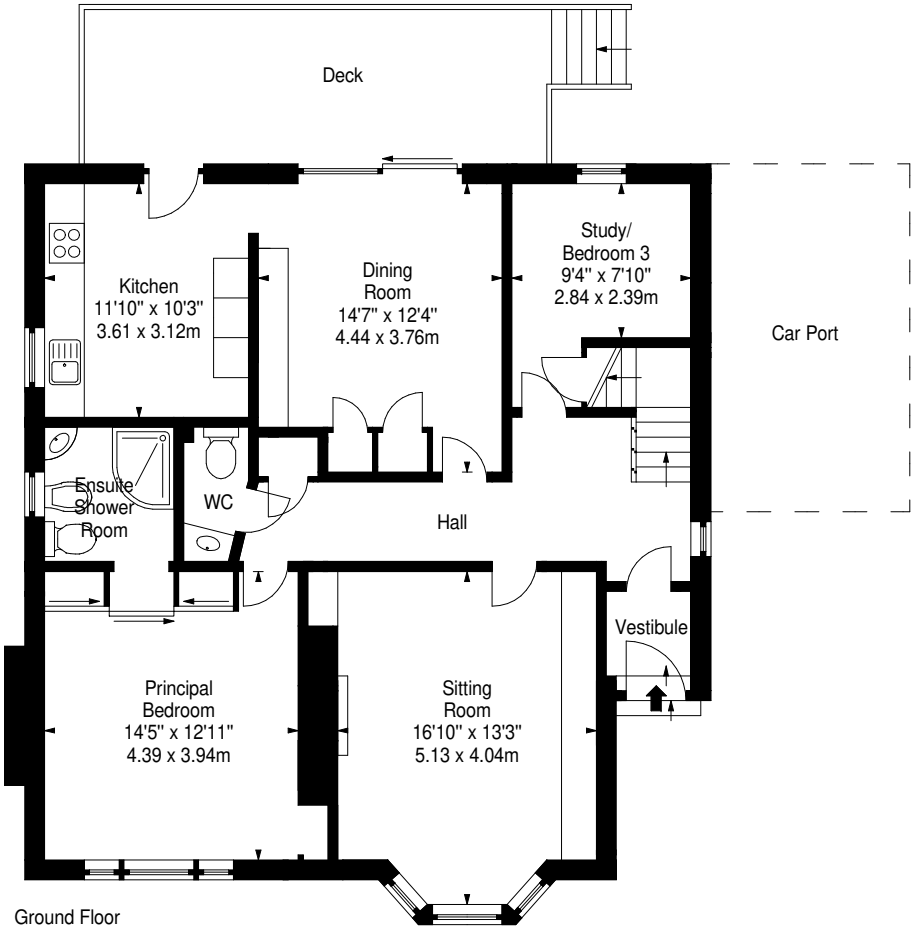
Approx. Gross Internal Area  
1368 Sq Ft - 127.09 Sq M  
Utility & Cellars  
Approx. Gross Internal Area  
355 Sq Ft - 32.98 Sq M  
(Sub Basement not included)  
For identification only. Not to scale.  
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First Floor



Lower Ground Floor



Ground Floor