

House 1

Ground Floor

Room	Area
Vestibule	3m ²
Hall	27.6m ²
Living Room	23.6m ²
Study	13m ²
Dining Room	15.7m ²
Bathroom	6.2m ²
Utility Room	10.2m ²
Kitchen	20.9m ²
Total Area	120.2m²

The Studio
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Edinburgh
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First Floor

Room	Area
Hall	24.3m ²
Master Bedroom	23.4m ²
En-Suite	7.3m ²
Bedroom	12.1m ²
Bedroom	16.2m ²
Bathroom	5.2m ²
Bedroom	11.3m ²
Family Room/Bedroom	20.3m ²
Total Area	120.1m²

Also at:

3 Bon Accord Crescent
Aberdeen AB11 6XH

t +44 (0) 1224 586277
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Attic Plan

Room	Area
Attic Space	18.4m ²
Total Area	18.4m²

Suite 5/2 Mercantile Chambers
53 Bothwell Street
Glasgow G2 6TS

t +44 (0) 141 572 9200
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Total Area for House	258.7m²
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SMC Jenkins & Marr Limited is a wholly owned subsidiary company of the AIM listed SMC Group Plc

Registration No. 5889194
Registered address:
33 Davies Street, Mayfair
London W1K 4LR

House 2

Ground Floor

Room	Area
Vestibule	3.2m ²
Hall	38m ²
Living Room	23.7m ²
Dining Room	25.9m ²
Bathroom	5.4m ²
Utility Room	10.2m ²
Kitchen	19.2m ²
Total Area	125.6m²

First Floor

Room	Area
Hall	24.1m ²
Master Bedroom	22.6m ²
En-Suite	8.6m ²
Bedroom	12m ²
Bedroom	16.5m ²
Bathroom	5.2m ²
Bedroom	11.3m ²
Family Room/Bedroom	19.7m ²
Total Area	120m²

Attic Plan

Room	Area
Attic Space	12.7m ²
Hall	1.5m ²
Attic Space	6.7m ²
Total Area	20.9m²
Total Area for house	266.5m²