

Royal Meadows

EDINBURGH

FOUR BEDROOM DUPLEX

01

	Ft	M
Kitchen / Dining	22'10" x 14'5"	6.97 x 4.39
Lounge	13'11" x 16'1"	4.24 x 4.91
Garden Room	21'3" x 10'2"	6.10 x 3.10
Principal Bedroom	13'6" x 14'7"	3.54 x 4.46
Principal En-suite	14'1" x 6'3"	4.31 x 1.95
Bedroom 2	10'5" x 14'0"	3.16 x 4.28
Bedroom 2 En-suite	7'6" x 7'1"	2.28 x 2.18
Bedroom 3	13'4" x 14'6"	4.10 x 4.41
Bedroom 4	10'9" x 10'3"	3.35 x 3.15
Bathroom 1	6'3" x 10'3"	1.93 x 3.15
Bathroom 2	5'11" x 7'1"	1.80 x 2.17
Study	9'8" x 7'1"	2.95 x 2.16
Utility	5'0" x 6'8"	1.54 x 2.04
Store	99 sq ft	9 sq m
Total Area	2,400 sq ft	223 sq m
Garden	366 sq ft	34 sq m

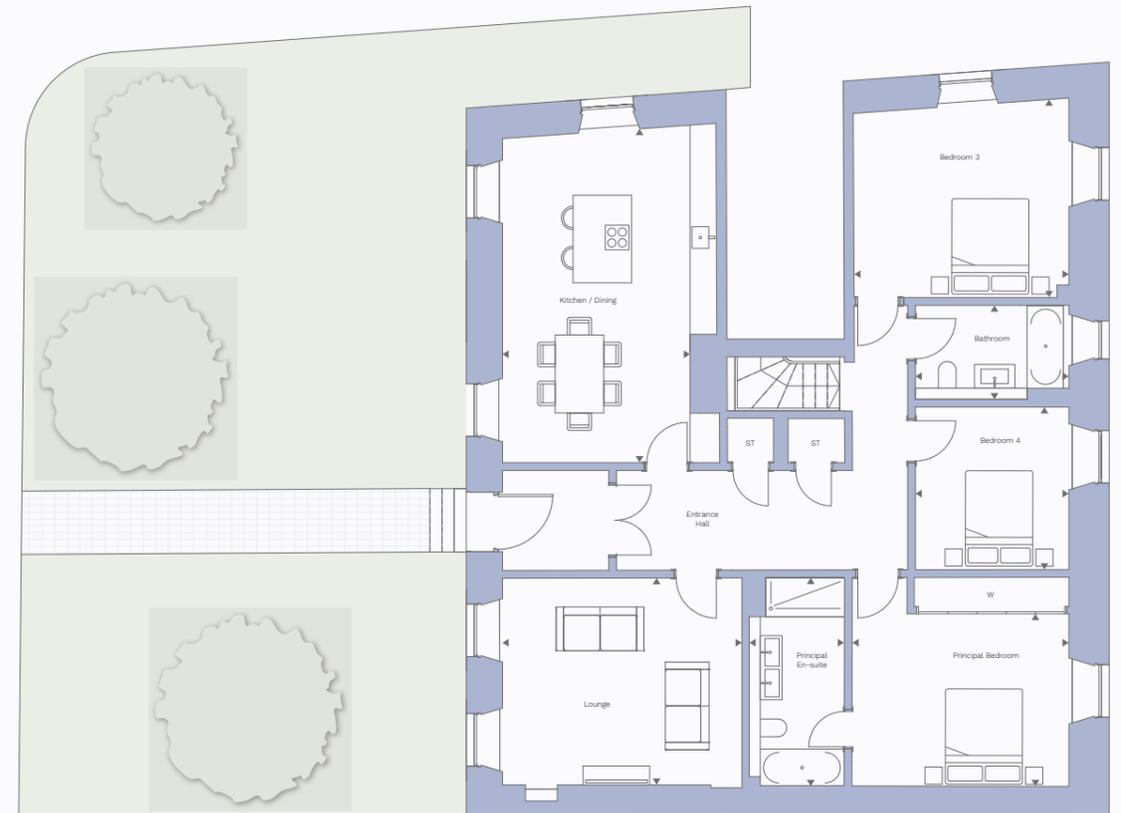
LOCATION



KEY

ST: Storage
W: Wardrobe

GROUND FLOOR



LOWER GROUND FLOOR

