

# Royal Meadows

EDINBURGH

## FOUR BEDROOM TOWNHOUSE

# 04

	Ft	M
Kitchen / Dining	22'11" x 14'2"	6.99 x 4.32
Drawing Room	17'9" x 13'11"	5.43 x 4.25
WC	6'1" x 4'1"	1.86 x 1.26
Utility	7'2" x 4'3"	2.18 x 1.30
Living Room	17'9" x 13'11"	5.44 x 4.25
Principal Bedroom	11'2" x 17'11"	3.42 x 5.46
Principal En-suite	11'3" x 7'6"	3.44 x 2.29
Study 1	4'9" x 13'9"	1.50 x 4.25
Bedroom 2	11'0" x 11'8"	3.36 x 3.56
Bedroom 2 En-suite	10'1" x 5'3"	3.07 x 1.62
Bedroom 3	11'0" x 12'3"	3.35 x 3.76
Bedroom 4	11'4" x 11'8"	3.46 x 3.59
Study 2	11'0" x 6'5"	3.36 x 1.98
<b>Total Area</b>	<b>2,495 sq ft</b>	<b>232 sq m</b>
<b>Garden</b>	<b>1,201 sq ft</b>	<b>111.6 sq m</b>
<b>Additional Storage</b> Above Utility & WC via access hatch	<b>65.2 sq ft</b>	<b>6.06 sq m</b>

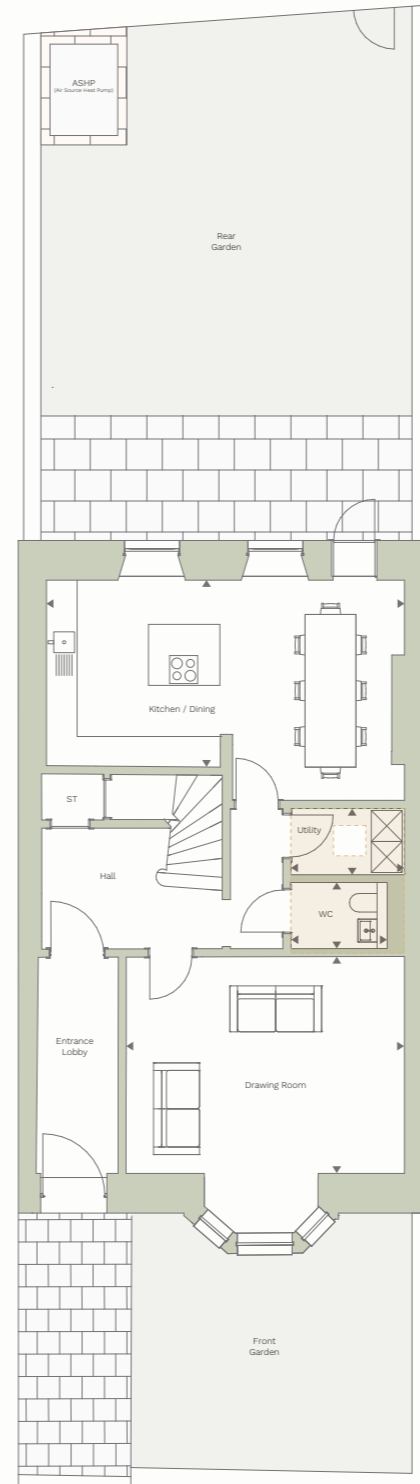
### LOCATION



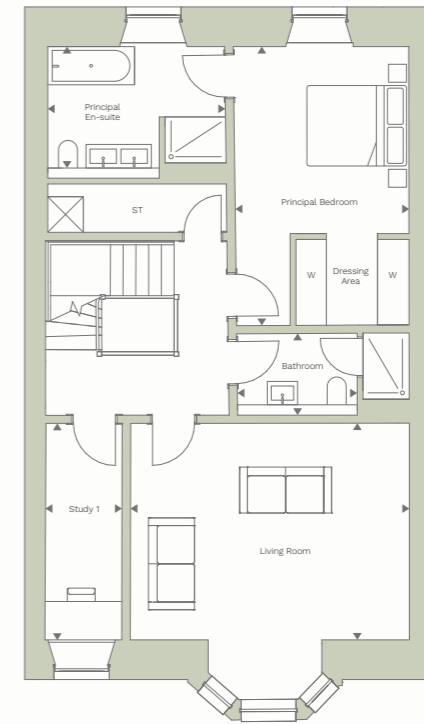
### KEY

ST: Storage  
W: Wardrobe

### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR

