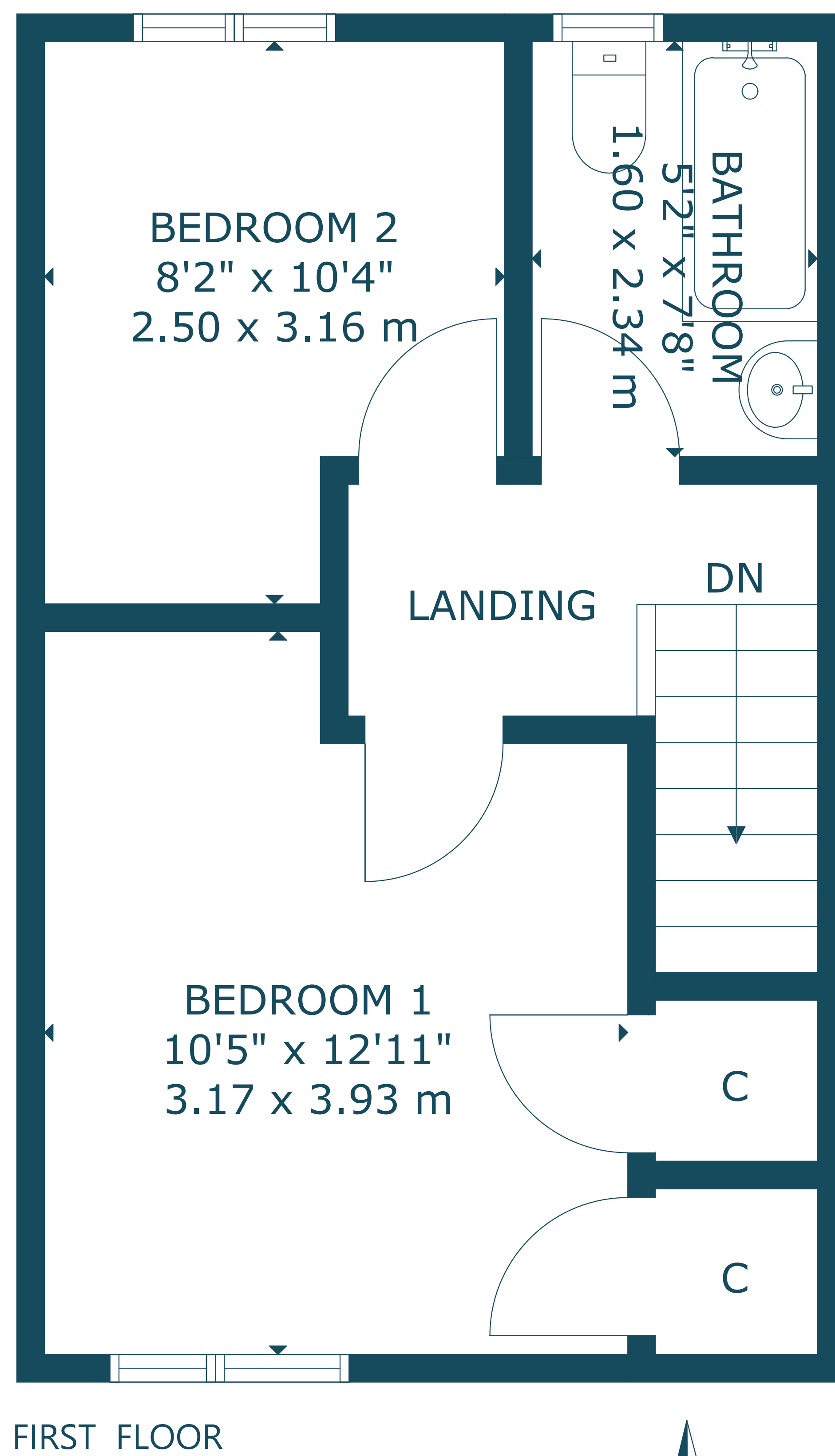


GROUND FLOOR



FIRST FLOOR

42 NIDDRIE HOUSE DRIVE, EDINBURGH, EH16 4TU
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 650 SQ FT / 60 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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