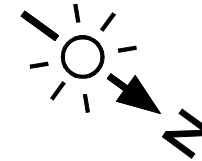
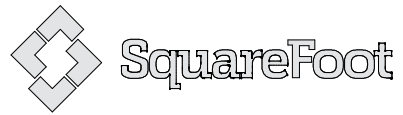
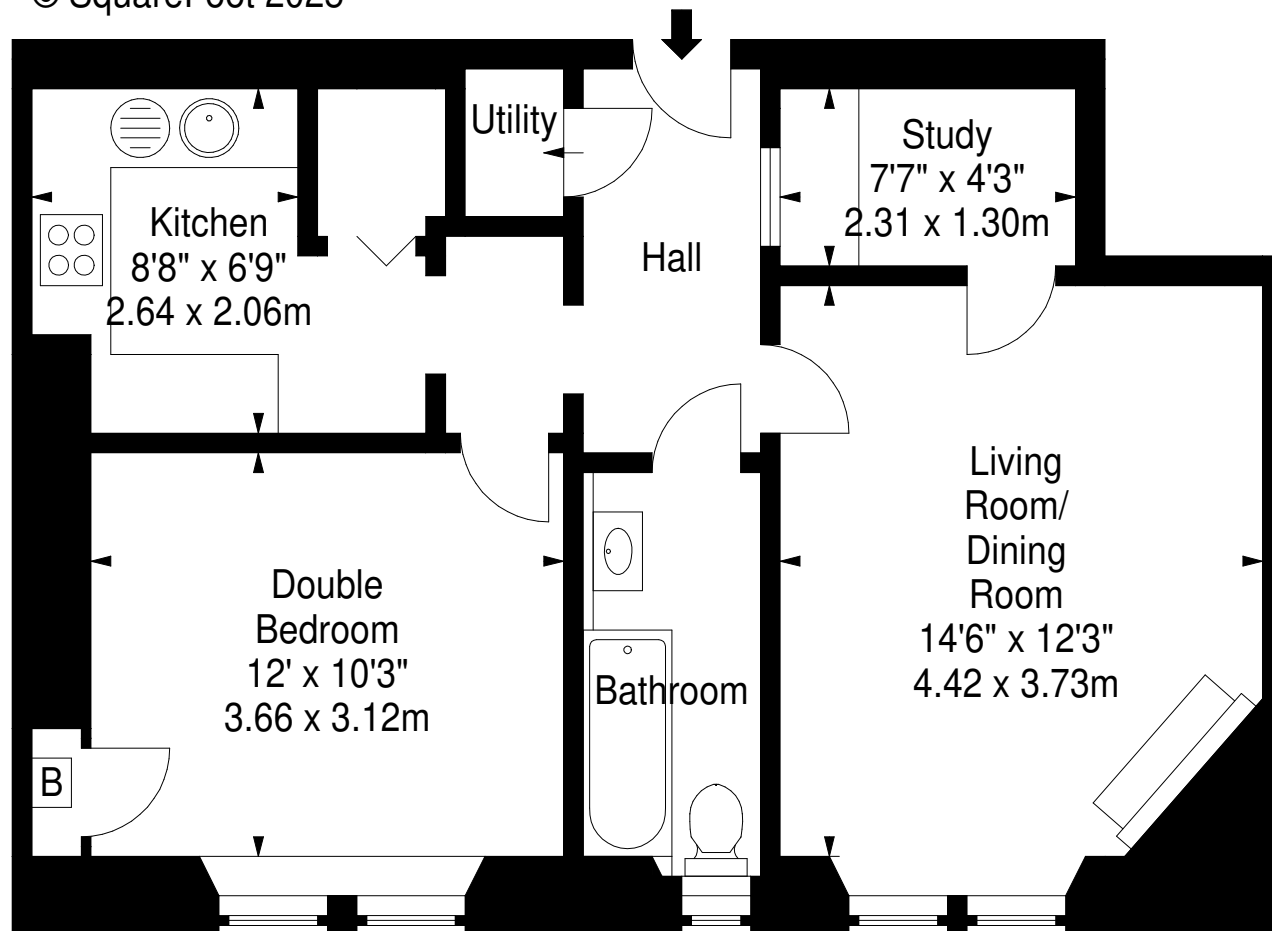


**Merchiston Grove,  
Edinburgh, EH11 1PP**



Approx. Gross Internal Area  
597 Sq Ft - 55.46 Sq M  
For identification only. Not to scale.  
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Second Floor