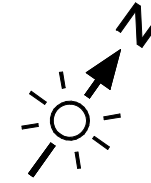
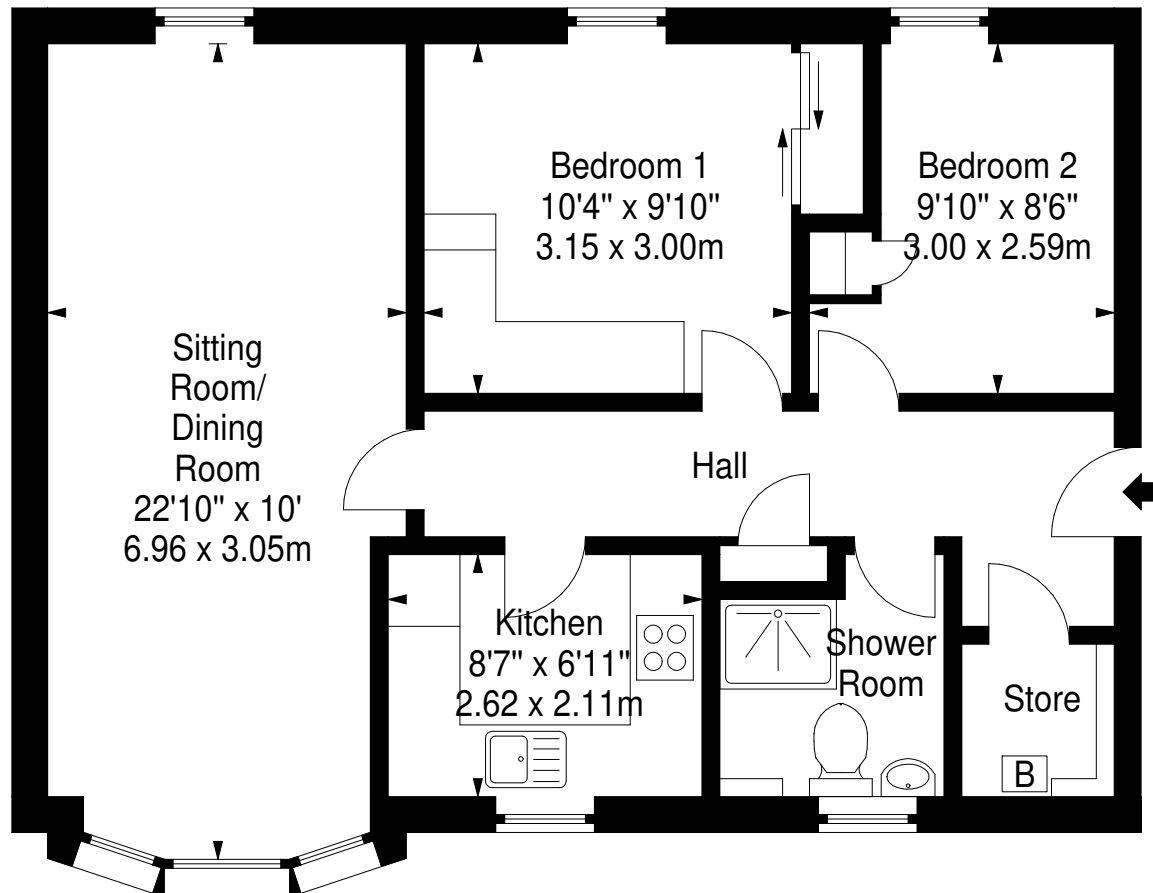


**West Powburn,
Edinburgh,
Midlothian, EH9 3EN**



Approx. Gross Internal Area
643 Sq Ft - 59.73 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor