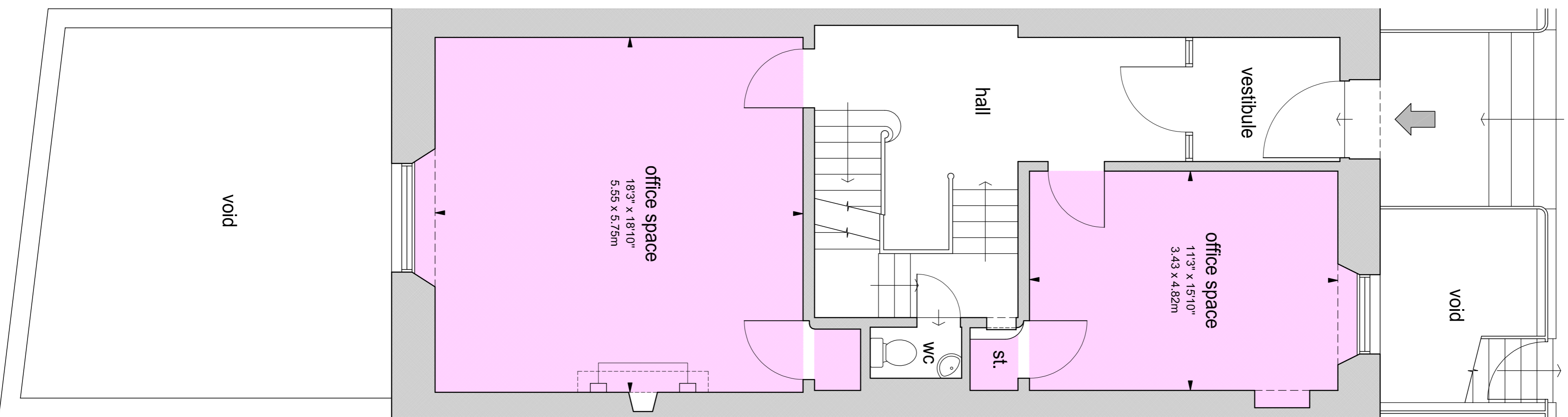
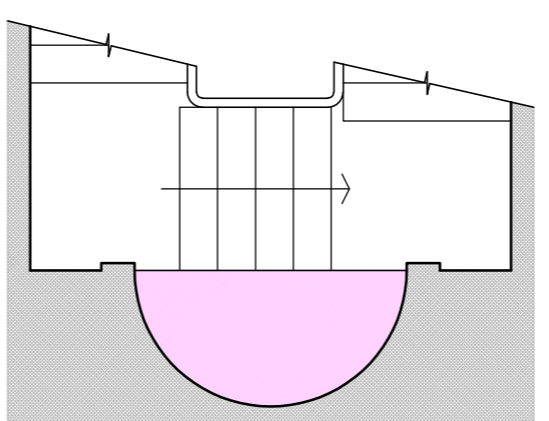


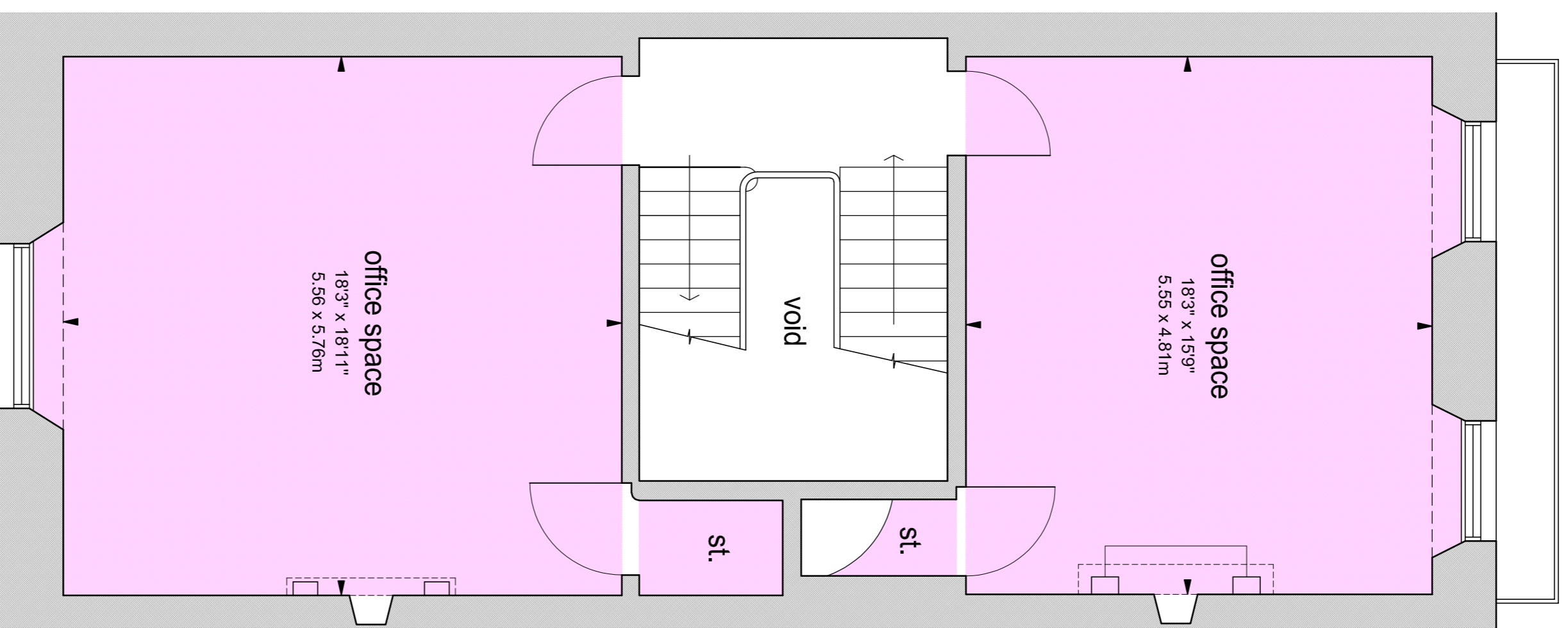
basement level 1:50 @A1



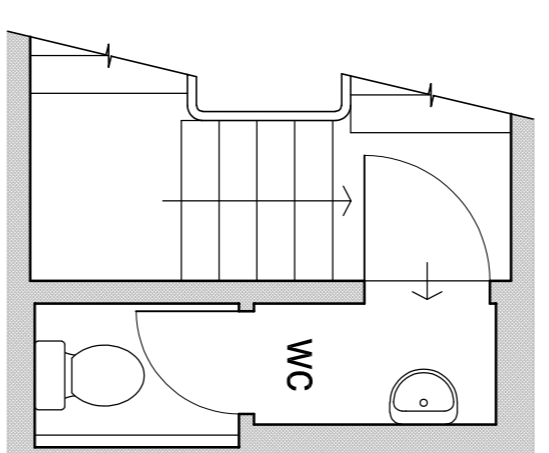
ground floor 1:50 @A1



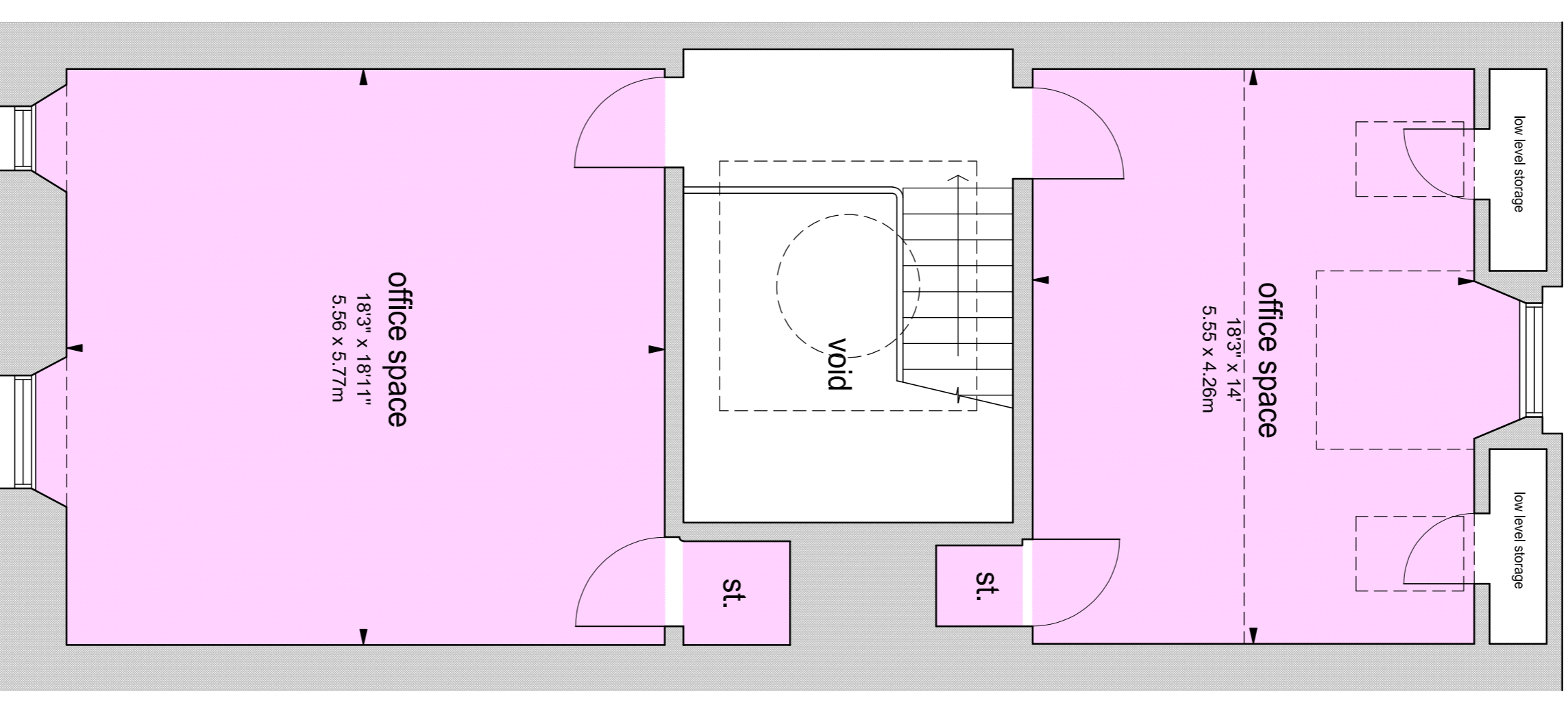
half landing 1:50 @A1



first floor 1:50 @A1



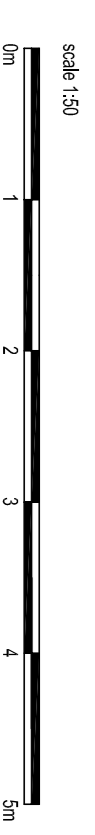
half landing 1:50 @A1



second floor 1:50 @A1

| Areas | | GIA | Sq Ft | Sq M | N/A | Sq Ft | Sq M |
|--------------|--|-------|-------|--------------|-------|-------|------|
| Basement | | 875 | 81.3 | Basement | 554 | 51.5 | |
| Ground Floor | | 858 | 79.7 | Ground Floor | 549 | 51 | |
| Half Landing | | 14 | 1.3 | Half Landing | 14 | 1.3 | |
| First Floor | | 862 | 80.1 | First Floor | 672 | 62.4 | |
| Half Landing | | 28 | 2.6 | Half Landing | 0 | 0 | |
| Second Floor | | 832 | 77.3 | Second Floor | 630 | 58.5 | |
| Total | | 3,469 | 322.3 | Total | 2,419 | 224.7 | |

Cellars GIA - 13.2m² (142sqft) and N/A - 12.1m² (130sqft)



Internal measurements adhere to the International Property Measuring Standards (IPMS) as published by the International Valuation Standards Council (IVSC) and the Royal Institute of Chartered Surveyors (RICS) © SquareFoot 2024.

GIA Plans for
13 Rutland Street
Edinburgh
EH1 2AE
for Sqvills

Scale: 0/11

Date: 13/09/24

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