



Ground Floor

Lounge	5.17x3.84**m	19.4m2***	16'11 3/4" x 12'7"
Kitchen/Dining	4.76x2.75m	13.3m2	15'7 3/4" x 9'0 1/4"
W.C.	3.05x0.93m	2.8m2	10'0" x 3'0 3/4"

Upper Floor

Bedroom 1	3.09x2.76m	8.5m2	10'1 3/4" x 9'0 3/4"
En suite	2.76x1.56m	4.3m2	9'0 3/4" x 5'1 3/4"
Bathroom	2.46x1.65m	3.5m2	8'1" x 5'5"
Bedroom 2	3.40x2.46m	8.4m2	11'2" x 8'1"
Bedroom 3	3.05x2.18m	6.6m2	10'0" x 7'1 3/4"

- * dimension / area size include wardrobe
- ** dimension excludes staircase
- *** area includes staircase

Gross Internal Floor Area 80.0m2 or 861sqft

GIFA figure includes loadbearing walls, partitions and voids
 All elevations are approximate, may alter without notice, and are not part of any contract
 All dimensions are taken to the longest size
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 All areas are approximate, may alter without notice, and are not part of any contract
 Kitchen layout is indicative
 Furniture and car on image are not included
 Detached garage is an optional extra

Juniper Semi House Type

Herbison Crescent Shotts

