

Gross Internal Floor Area 80.1m<sup>2</sup> or 861.8sqft

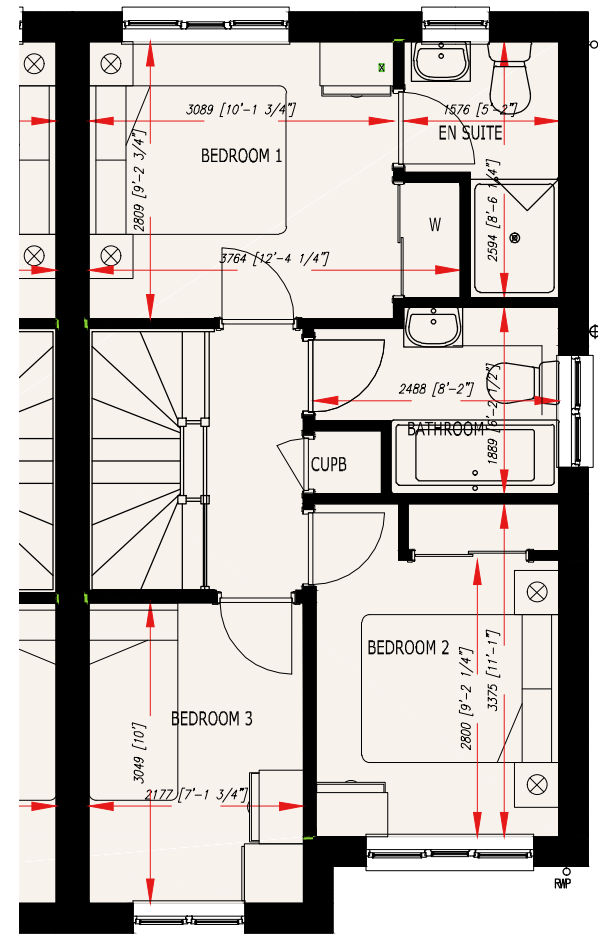
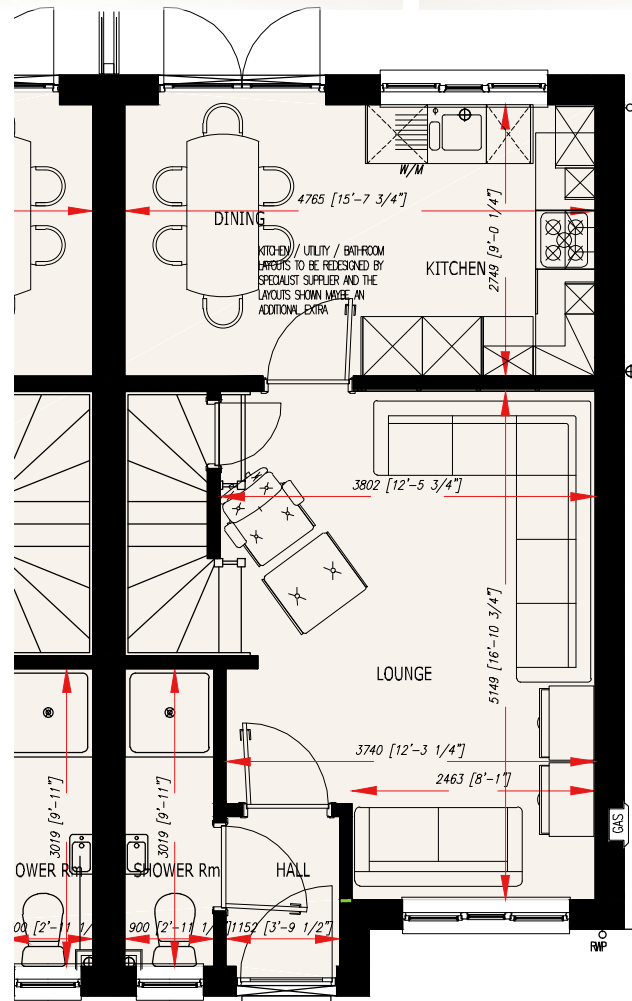
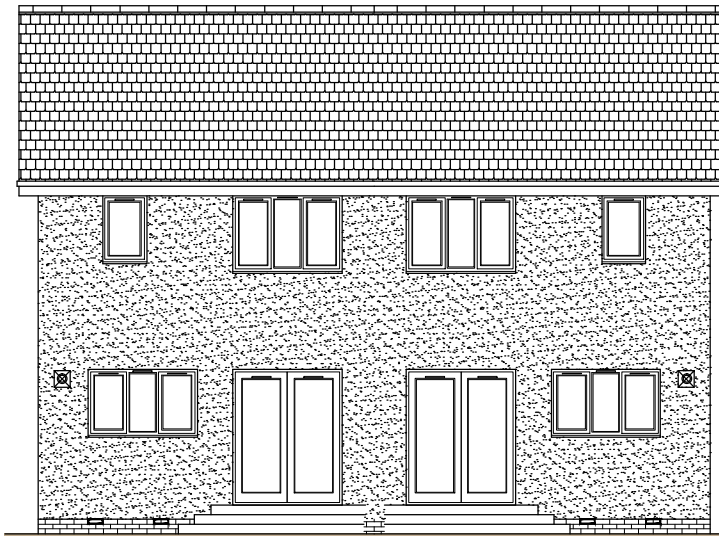
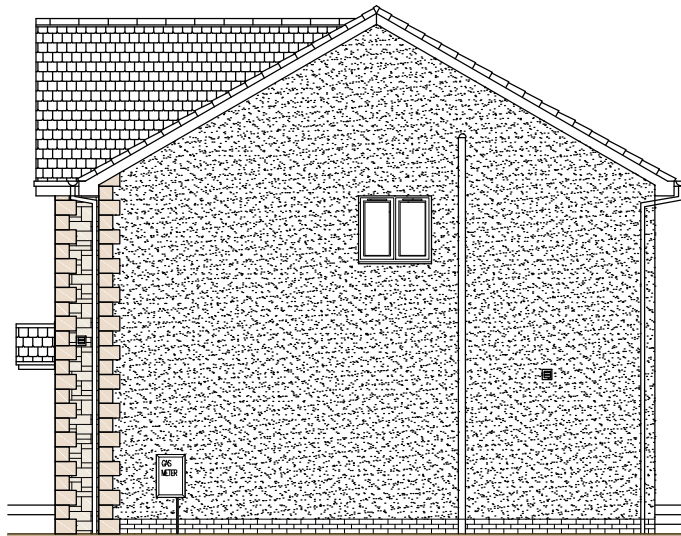
GIFA figure includes loadbearing walls, partitions and voids  
 All elevations are approximate, may alter without notice, and are not part of any contract  
 All dimensions are taken to the longest size  
 All dimensions are approximate, may alter without notice, and are not part of any contract  
 All 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  
 Wheelie bins not included

Version 5, 15.02.21

# Juniper House Type

Herbison Crescent Shotts





Ground Floor

Lounge	5.17x3.80**m	19.3m2***	16'11 3/4" x 12'5 3/4"
Kitchen/Dining	4.77x2.75m	13.3m2	15'7 3/4" x 9'0 1/4"
W.C.	3.02x0.90m	2.7m2	9'11" x 2'11 1/2"
Hallway	1.52x1.15m	1.8m2	4'11 3/4" x 3'9 1/2"

Upper Floor

Bedroom 1	3.10x2.81m	9.5m2*	10'1 3/4" x 9'2 3/4"
En suite	2.59x1.57m	3.2m2	8'6 1/4" x 5'2"
Bathroom	2.49x1.89m	3.9m2	8'2" x 6'2 1/2"
Bedroom 2	3.37x2.49m	8.3m2	11'1" x 8'2"
Bedroom 3	3.04x2.18m	6.6m2	10'0" x 7'1 3/4"

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

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Version 4, 08.01.21

# Juniper House Type

Herbison Crescent Shotts

