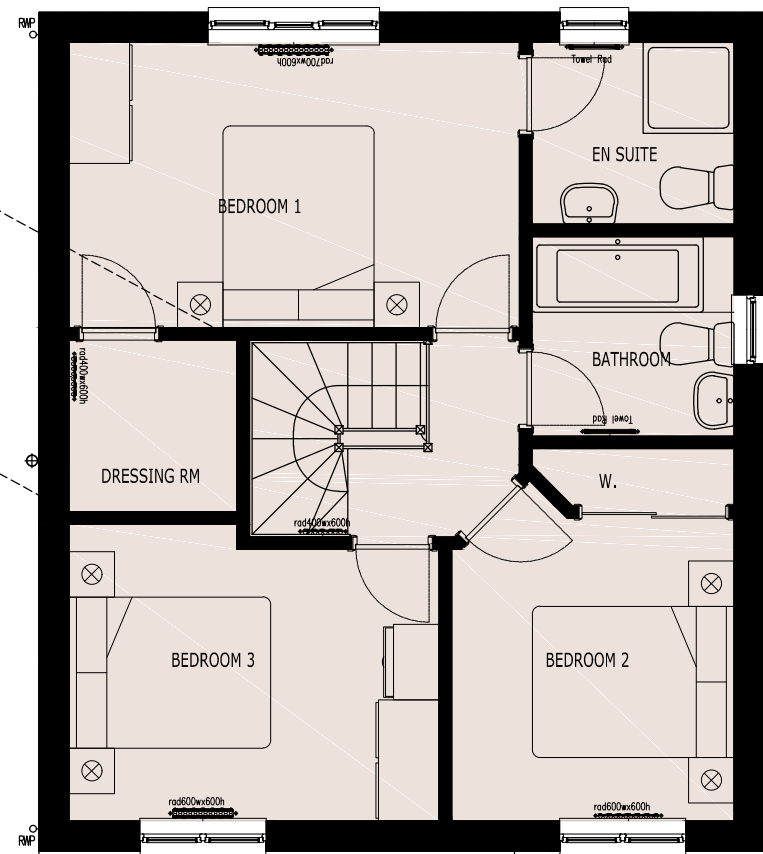


Option 1
with En Suite to Bedroom 3



Option 2
with Dressing Room to Bedroom 1

Ground Floor

Lounge	4.77x3.62m	18.9m ² *	15'7 3/4"	x	11'10 3/4"
Dining	2.96x2.83m	8.7m ²	9'8 3/4"	x	9'3 1/2"
Kitchen	3.51x2.83m	9.8m ²	11'6 1/4"	x	9'3 1/2"
W.C.	1.95x 0.9m	1.8m ²	6'4"	x	3'0"
Garage	4.71x2.80m	13.5m ²	15'5 1/2"	x	9'2 1/2"

Upper Floor

Bedroom 1	4.47x2.83m	12.6m ²	14'8"	x	9'3 1/2"
En suite	2.00x1.80m	3.6m ²	6'7"	x	5'11"
Bathroom	2.00x1.98m	4.0m ²	6'7"	x	6'6"
Bedroom 2	3.00x2.80m***	9.7m ² **	9'10 1/4"	x	9'2 1/4"
Bedroom 3	3.67x2.94m	10.3m ²	12'0 1/2"	x	9'8"
En suite	1.70x1.66m	2.8m ²	5'7"	x	5'5 1/2"

* area includes staircase & cupboard
 *** dimension excludes wardrobes

Gross Internal Floor Area including garage 111m² or 1195sqft

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
 Purchaser responsible to check that garage dimension is able to accommodate car size

Aspen House Type

Herbison Crescent Shotts

