



Ground Floor

| | | | |
|------------------|------------------|--------------------|----------------------------|
| Lounge | 5.12m x 3.67m | 20.1m ² | 16' 10" x 12' 0 1/2" |
| Kitchen | 3.57m*** x 3.22m | 10.4m ² | 11' 8 1/2"*** x 10' 7" |
| Dining/Family Rm | 6.63m x 3.22m | 21.6m ² | 9' 3 1/2" x 10' 7" |
| Utility | 3.18m x 1.58m | 4.51m ² | 10' 5 1/2" x 5' 2 1/4" |
| W.C. | 1.86m x 1.04m | 1.9m ² | 6' 1 1/2" x 3' 4 3/4" |
| Integral Garage | 5.27m x 4.58m | 22.8m ² | 17' 3 3/4"*** x 15' 0 1/2" |

Upper Floor

| | | | |
|-----------|-------------------|--------------------|-------------------------|
| Bedroom 1 | 3.74m x 3.26m | 15.3m ² | 12' 3 1/4" x 10' 8 1/2" |
| En suite | 2.05m x 1.38m | 2.8m ² | 6' 8 3/4" x 4' 6 1/4" |
| Bedroom 2 | 3.76m x 3.40m** | 12.8m ² | 12' 4" x 11' 2"*** |
| En suite | 1.84m x 1.78m | 2.7m ² | 6' 0 3/4" x 5' 10 1/4" |
| Bedroom 3 | 3.67m x 2.72m | 10.0m ² | 12' 0 1/2" x 8' 11" |
| Bedroom 4 | 4.57m x 3.54m**** | 16.6m ² | 15' 0" x 11' 7 1/4"**** |
| Bedroom 5 | 3.38m x 3.30m | 10.4m ² | 11' 1 1/4" x 10' 10" |
| Bathroom | 2.27m x 1.78m | 3.5m ² | 7' 5 3/4" x 5' 10 1/4" |

- * lounge is 5.76m or 18'11" over bay window
- ** dimension taken through wardrobe
- *** dimension at widest point
- **** dimension over dormer window 4.49m or 14'8 3/4"

Gross Internal Floor Area including garage 178.3m² or 1919sqft

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 is not included

Maple House Type

Herbison Crescent Shotts

