



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 3.27m	15.5m ²	12' 3 1/4" x 10' 8 3/4"
En suite	2.05m x 1.40m	2.9m ²	6' 8 3/4" x 4' 7 1/4"
Bedroom 2	3.68m x 3.42m**	12.6m ²	12' 1" x 11' 3"***
En suite	1.98m x 1.87m	3.0m ²	6' 6 1/4" x 6' 1 3/4"
Bedroom 3	3.67m x 2.64m	9.7m ²	12' 0 1/2" x 8' 8"
Bedroom 4	4.57m x 3.54m****	16.8m 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 1.98m	4.0m ²	7' 5 3/4" x 6' 6 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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Kitchen layout is indicative
Furniture is not included

Maple House Type

Herbison Crescent Shotts

