



**Ground Floor**

Lounge	6.82x3.72m	24.1m <sup>2</sup>	22'4 3/4"*	x	12'2 1/2"
Kitchen	3.37x2.45m	8.3m <sup>2</sup>	11'0 3/4"	x	8'0 3/4"
Utility	2.45x1.73m	4.3m <sup>2</sup>	8'0 3/4"	x	5'8 1/4"
Dining	4.23x2.73m	10.7m <sup>2</sup>	13'10 1/2"*	x	8'11 3/4"
W.C.	1.78x1.03m	1.8m <sup>2</sup>	5'10"	x	3'4 1/2"

**Upper Floor**

Bedroom 1	3.92x2.79**m	13.3m <sup>2</sup> ***	12'10 1/2"	x	9'1 3/4"
En suite	2.42x1.53m	3.3m <sup>2</sup>	7'11 1/4"	x	5'0 1/4"
Bedroom 2	3.27**x2.58m	10.0m <sup>2</sup> ***	10'9"	x	8'5 3/4"
Bathroom	2.69x2.66m	6.5m <sup>2</sup> ****	8'10"	x	8'8 3/4"
Bedroom 3	2.93**x2.73m	9.3m <sup>2</sup>	9'7 3/4"	x	8'11 3/4"
Bedroom 4	2.67**x2.42m	7.4m <sup>2</sup>	8'9"	x	7'11 1/4"

\* dimension size to outside of bay window  
 \*\* dimension not including wardrobes  
 \*\*\* area includes wardrobes  
 \*\*\*\* area includes raised floor linen cupboard

Gross Internal Floor Area including garage 124.1m<sup>2</sup> or 1335sqft

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 & car on image are not included  
 Detached garage maybe included on some plots, refer to estate agents for clarification

# Cedar House Type

Herbison Crescent Shotts

