



**Ground Floor**

Lounge/Dining	6.82x3.72m	23.3m <sup>2</sup>	22'4 3/4" x 12'2 1/2"
Kitchen	4.14x2.43m	10.0m <sup>2</sup>	13'7" x 7'11 3/4"
Utility	2.43x1.67m	4.2m <sup>2</sup>	7'11 3/4" x 5'5 3/4"
Family Rm	4.23x2.73m	11.3m <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	3.95x3.44**m	13.4m <sup>2</sup> ***	12'11 1/2" x 11'3 1/2"
En suite	2.42x1.56m	3.3m <sup>2</sup>	7'11 1/4" x 5'1 1/4"
Bedroom 2	3.95**x2.61m	10.2m <sup>2</sup> ***	12'11 1/2" x 8'6 3/4"
Bathroom	2.66x2.71m	6.6m <sup>2</sup> ****	8'8 3/4" x 8'10 3/4"
Bedroom 3	3.60x2.76m	9.5m <sup>2</sup>	11'10" x 9'0 3/4"
Bedroom 4	3.37x2.44m	7.5m <sup>2</sup>	11'0 3/4" x 8'0 3/4"

\* dimension size to outside of bay window  
 \*\* dimension over 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 Plot 169 only

Herbison Crescent Shotts

