



Ground Floor

Lounge	5.84m*	x 3.36m	22.2m ²	19'2 1/4"	x 11'8 1/4"
Kitchen/Dining	4.47m**	x 6.14m	24.0m ²	14'8 1/4"	x 20'2"
W.C.	1.03m	x 2.28m	2.3m ²	3'4 1/2"	x 7'6"

Upper Floor

Bedroom 1	3.83m	x 3.56m	15.8m ²	12'7"	x 11'8 1/4"
En suite	1.55m	x 1.52m	2.4m ²	5'1"	x 5'0"
Bathroom	1.91m	x 1.70m	3.2m ²	6'3 1/4"	x 5'7"
Bedroom 2	3.80m	x 3.05m	11.6m ²	12'5 3/4"	x 10'0 1/4"
Bedroom 3	2.97m	x 2.65m	7.9m ²	9'9"	x 8'8 1/4"
Bedroom 4	2.46m	x 2.28m	5.6m ²	8'1"	x 7'6"

* - Dimension taken across smallest point in lounge, across bay lounge is 6.74m x 22' 1 1/2"

** - Dimension taken at widest point in kitchen area

Gross Internal Floor Area 114.9m² or 1237sqft

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
 Detached garage maybe included on some plots, refer to estate agents for clarification

Elder House Type

Herbison Crescent Shotts

