



Ground Floor

Lounge	5.37****x3.66m	17.8m ²	17'7 ³ / ₄ **** x 12'0"
Bedroom 1	4.69*x3.21m	15.4m ² ***	15' 5" x 10' 6 ³ / ₄ "
En suite	1.80x1.71m	3.0m ²	5' 11" x 5' 7 ¹ / ₄ "
Bedroom 2	3.52*x2.86m	10.0m ² ***	11' 6 ¹ / ₂ " x 9' 4 ³ / ₄ "
Shower Room	1.86x1.58m	3.0m ²	6' 1 ¹ / ₄ " x 5' 2 ¹ / ₂ "
Kitchen	6.06x2.99m	18.8m ²	19' 11" x 9' 10"
Utility	1.71x1.60m	2.8m ²	5' 7 ¹ / ₄ " x 5' 3"

* dimension / area size include wardrobe
 ** dimension excludes staircase
 *** area includes built-in wardrobes
 ****dimension to outside of bay window, otherwise 4.47m 14' 8 ¹/₄"

Gross Internal Floor Area including garage 82.3m² or 886 sqft

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

Dogwood House Type

Herbison Crescent Shotts

