



<u>Ground Floor</u>				
Lounge	6.14x3.59m	22.0m ²	20' 2"	x 11' 9 1/4"
Kitchen/dining	6.14x3.26m	20.1m ²	20' 2"	x 10' 8 1/2"
Utility Room	2.19x1.61m	3.5m ²	7' 2 1/2"	x 5' 3 1/2"
Shower Room	2.74x0.93m	2.6m ²	8' 11 3/4"	x 3' 0 3/4"
<u>Upper Floor</u>				
Bedroom 1	4.27x3.26m	14.7m ²	14' 0 1/4"	x 10' 8 1/2"
En suite	3.14x1.75m	4.6m ²	10' 3 1/2"	x 5' 9"
Bathroom	2.32x1.86m	4.3m ²	7' 7 1/2"	x 6' 1 1/4"
Bedroom 2	3.59x3.31m	12.3m ²	11' 9 1/4"	x 10' 10 1/2"
Bedroom 3	3.59x2.71m	9.1m ²	11' 9 1/4"	x 8' 10 3/4"
En suite	2.19x1.61m	3.5m ²	7' 2 1/2"	x 5' 3 1/2"

* dimension including wardrobes 4.82x3.26m 15' 10" x 10' 8 1/2"

Gross Internal Floor Area including garage 118.2m² or 1272sqft

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

Spruce House Type

Herbison Crescent Shotts

