



Ground Floor

Lounge	4.51x3.63m	16.1m ²	14'9" x 11'11"
Kitchen/Dining	5.69*x3.31m	17.3m ²	18'8 1/2"* x 10'10 1/2"
W.C.	2.43x0.93m	2.2m ²	8'0" x 3'0 3/4"

Upper Floor

Bedroom 1	3.63x3.15m	11.9m ²	11'11" x 10'4"
En suite	2.63x1.35m	3.1m ²	8'7 3/4" x 4'5 1/4"
Bathroom	2.54x2.01m	4.8m ²	8'4 1/4" x 6'7 1/4"
Bedroom 2	3.63x2.74m	9.6m ²	11'11" x 9'0 1/4"
Bedroom 3	3.33x2.67m	7.5m ²	10'11 1/4" x 8'9 1/4"

* - Dimension taken across widest point in dining area, across kitchen dimension is 2.84m or 9'4"

Gross Internal Floor Area 90.8m² or 977sqft

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

Beech House Type

Herbison Crescent Shotts

