



Ground Floor

Lounge	6.82* \times 3.72m	24.7m ²	22'4 3/4"	\times	12'2 1/2"
Kitchen	3.37 \times 2.45m	8.3m ²	11'0 3/4"	\times	8'0 3/4"
Utility	2.45 \times 1.73m	4.3m ²	8'0 3/4"	\times	5'8 1/4"
Dining	4.23* \times 2.73m	11.2m ²	13'10 1/2"	\times	8'11 3/4"
W.C.	1.78 \times 1.03m	1.8m ²	5'10 "	\times	3'4 1/2"

Upper Floor

Bedroom 1	3.92 \times 2.79**m	13.3m ² ***	12'10 1/2"	\times	9'1 3/4"
En suite	2.42 \times 1.53m	3.3m ²	7'11 1/4"	\times	5'0 1/4"
Bedroom 2	3.27** \times 2.58m	10.0m ² ***	10'9"	\times	8'5 3/4"
Bathroom	2.69 \times 2.66m	6.5m ² ****	8'10"	\times	8'8 3/4"
Bedroom 3	2.93** \times 2.73m	9.3m ²	9'7 3/4"	\times	8'11 3/4"
Bedroom 4	2.67** \times 2.42m	7.4m ²	8'9"	\times	7' 11 1/4"

* dimension size to outside of bay window
 ** dimension not including wardrobes
 *** area includes wardrobes
 **** area includes raised floor linen cupboard

Gross Internal Floor Area including garage 124.1m² 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

Herbison Crescent Shotts

