



Ground Floor

Lounge	6.73***x3.56m	22.3m <sup>2</sup>	22'1"**** x	11'8 1/4"
Dining	3.35x2.30m	7.9m <sup>2</sup>	10'11 3/4" x	7'6 1/2"
Kitchen	4.02x3.35m	13.4m <sup>2</sup>	13'2 1/2" x	10'11 3/4"
Utility	3.35x1.60m	5.4m <sup>2</sup>	10'11 3/4" x	5'3"
W.C.	2.21x1.20m	2.6m <sup>2</sup>	7'3" x	3'11"
Study/Bed5	3.27x2.21m	7.2m <sup>2</sup>	10'8 3/4" x	7'3"

Upper Floor

Bedroom 1	3.68x3.56m	13.7m <sup>2</sup>	12'1" x	11'8 1/4"
En suite	2.47x1.47m	3.2m <sup>2</sup>	8'1 1/2" x	4'10"
Bedroom 2	3.34x3.18m	12.0m <sup>2</sup>	10'11 3/4" x	10'5 1/4"
Bathroom	2.59x2.01m	4.3m <sup>2</sup>	8'6 1/4" x	6'7 1/4"
Bedroom 3	3.34x2.73m	10.1m <sup>2</sup>	10'11 3/4" x	8'11 1/2"
Bedroom 4	3.94x2.71m	11.4m <sup>2</sup>	12'11 1/2" x	8'10 3/4"
En suite	1.65x1.54m	2.5m <sup>2</sup>	5'5 1/4" x	5'0 3/4"

\* dimension / area size include wardrobe

\*\* dimension excludes staircase

\*\*\* area includes built-in wardrobes

\*\*\*\*dimension to outside of bay window, otherwise 5.83m

Gross Internal Floor Area including garage 142.3m<sup>2</sup> or 1532sqft

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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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

# Poplar House Type

## Herbison Crescent Shotts

