



# ISLAY

5 Bedroom Detached Villa

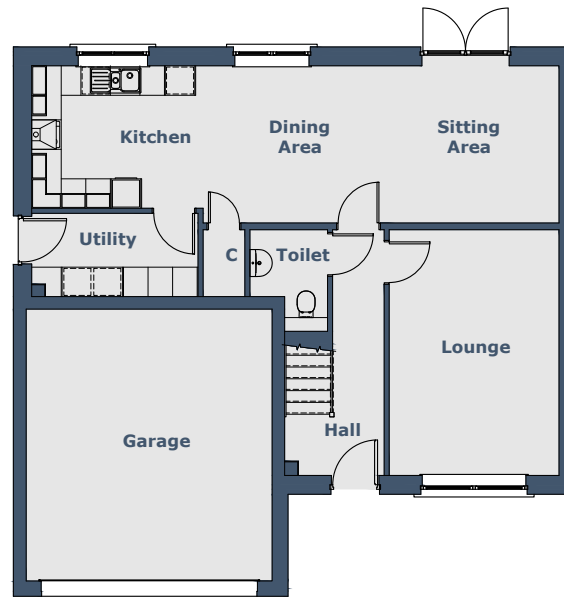


## Room Sizes

Ground Floor	Metric (mm)	Imperial (ft/in)	
Lounge	3456 x 5000	11'4" x 16'4"	
Kitchen	3485 x 2900	11'5" x 9'6"	
Dining/Sitting	7245 x 3200	23'9" x 10'5"	
Utility	3385 x 1695	11'1" x 5'6"	
Toilet	1580 x 2065	5'2" x 6'9"	Maximum sizes
Garage	5000 x 5530	16'4" x 18'1"	
First Floor			
Master Bedroom	4840 x 3000	15'10" x 9'10"	Excl. door recess
En Suite	1885 x 1545	6'2" x 5'0"	Excl. shower recess
Dressing Area	1900 x 2160	6'2" x 7'1"	
Bedroom 2	3000 x 3855	9'10" x 12'7"	plus recess in front of en suite
En Suite	2480 x 1905	8'1" x 6'3"	Maximum sizes
Bedroom 3	3330 x 3695	10'11" x 12'1"	Maximum sizes
Bedroom 4	3475 x 2990	11'4" x 9'9"	Maximum sizes
Bedroom 5	3720 x 2990	12'2" x 9'9"	Maximum sizes
Bathroom	3325 x 1975	10'10" x 6'5"	Maximum sizes

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 170.38m<sup>2</sup> (1834ft<sup>2</sup>)**



Ground Floor Plan



First Floor Plan