



This image is not plot specific (Sun Room is not shown)

# MOIDART

4 Bedroom Detached Villa



## Room Sizes

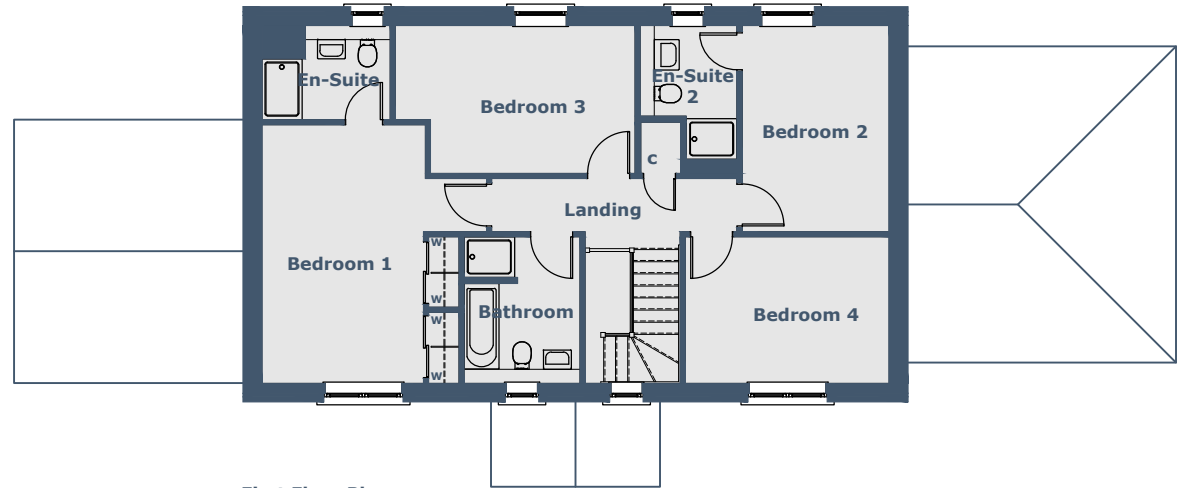
Ground Floor	Metric (mm)	Imperial (ft/in)
Lounge	3990 x 7100	13'1" x 23'3"
Kitchen/Dining	4775 x 7100	15'7" x 23'3"
Utility	3380 x 1790	11'1" x 5'10"
Toilet	2065 x 1610	6'9" x 5'3"
Larder	1200 x 1610	3'11" x 5'3"
Sun Room	4155 x 4140	13'7" x 13'6"
Garage	5185 x 5690	17'0" x 18'8"

## First Floor

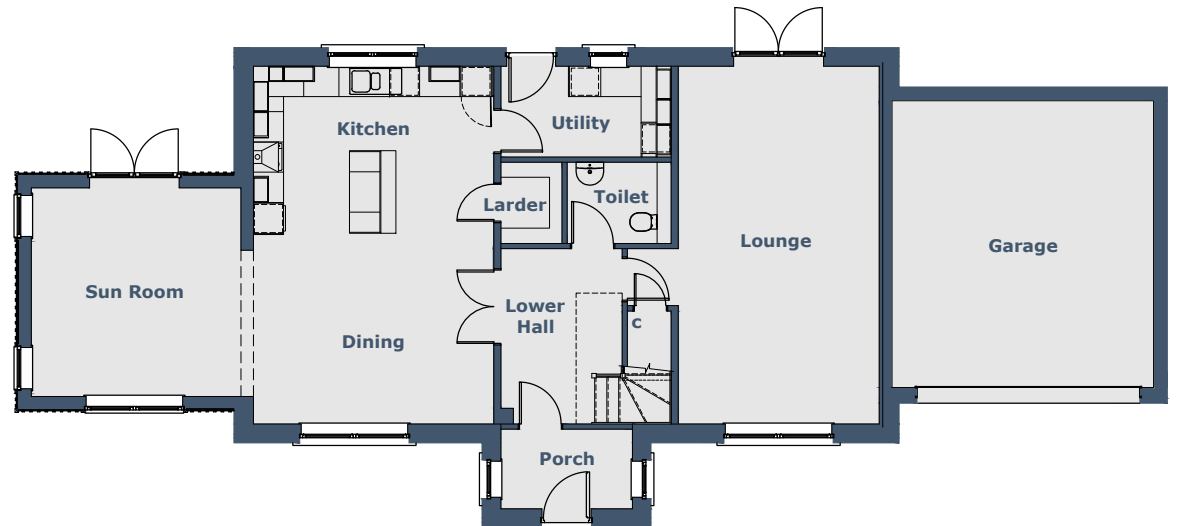
Bedroom 1	3200 x 5130	10'5" x 16'9"	Excludes Door Recess
En Suite 1	1680 x 1865	5'6" x 6'1"	Excluding Shower Recess
Bedroom 2	2910 x 4090	9'6" x 13'5"	
En Suite 2	1920 x 1800	6'3" x 5'10"	Excluding Shower Recess
Bedroom 3	4055 x 2935	13'3" x 9'7"	Excluding Recess
Bedroom 4	4035 x 2905	13'2" x 9'6"	
Bathroom	2300 x 2905	7'6" x 9'6"	Maximum Sizes

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 197.39m<sup>2</sup> (2125ft<sup>2</sup>)**



First Floor Plan



Ground Floor Plan