

Bath
6'9" x 8'5"
2.07 m x 2.56 n

Bedroom
9'3" x 13'8"
2.83 m x 4.17 m

Hall
3'11" x 4'11"
1.19 m x 1.51 m

Primary Bedroom
13'3" x 12'4"
4.03 m x 3.77 m

W.I.C.
2 10" x 7'4"
0.8 m x 2.24 m

Floor 2

TOTAL: 869 sq. ft, 80 m2
FLOOR 1: 436 sq. ft, 40 m2, FLOOR 2: 433 sq. ft, 40 m2
EXCLUDED AREAS: FIREPLACE: 14 sq. ft, 1 m2, WALLS: 83 sq. ft, 8 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed

2



1



2

Energy Efficiency Rating

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Scotland







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HEMMINGS HOMES

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83

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EU Directive 2002/91/EC

1.04F100x 1.74 m