



# BEN ATHOL 4 Bedroom Detached Villa

## Room Sizes

### Ground Floor

|                  |             |                 |               |
|------------------|-------------|-----------------|---------------|
| Lounge           | 3445 x 4930 | (11'3" x 16'2") | Maximum Sizes |
| Family/Breakfast | 4625 x 4420 | (15'2" x 14'6") |               |
| Kitchen          | 2375 x 3200 | (7'9" x 10'5")  |               |
| Utility          | 2125 x 1685 | (6'11" x 5'6")  |               |
| Toilet           | 1275 x 2140 | (4'2" x 7'0")   |               |
| Vestibule        | 1350 x 1050 | (4'5" x 3'5")   |               |
| Garage           | 2885 x 5565 | (9'5" x 18'3")  |               |

### First Floor

|           |             |                 |               |
|-----------|-------------|-----------------|---------------|
| Bedroom 1 | 2935 x 3705 | (9'7" x 12'1")  | Maximum Sizes |
| En Suite  | 1640 x 1460 | (5'4" x 4'9")   |               |
| Bedroom 2 | 3260 x 3180 | (10'8" x 10'5") | Maximum Sizes |
| Bedroom 3 | 3155 x 2505 | (10'4" x 8'2")  |               |
| Bedroom 4 | 3035 x 2495 | (9'11" x 8'2")  |               |
| Bathroom  | 2635 x 2000 | (8'7" x 6'6")   |               |

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 132.70 Sq M 1428 Sq Ft**

