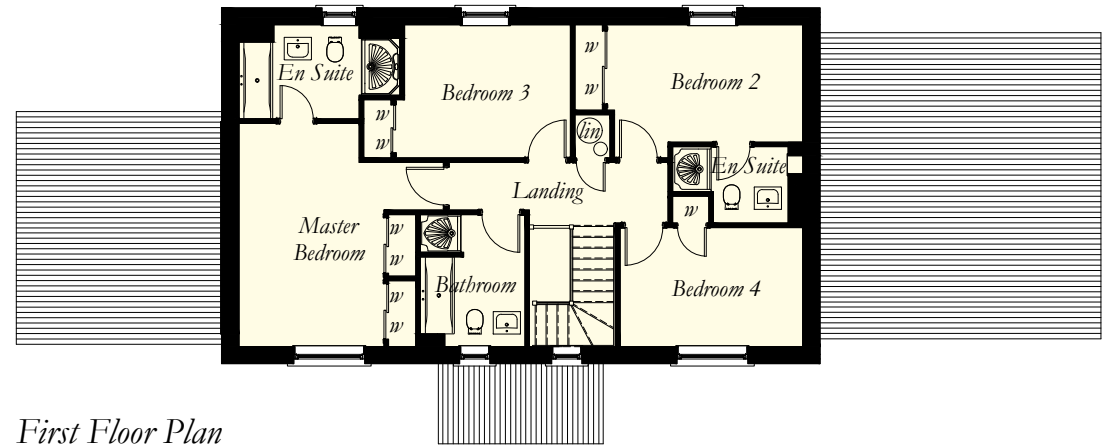


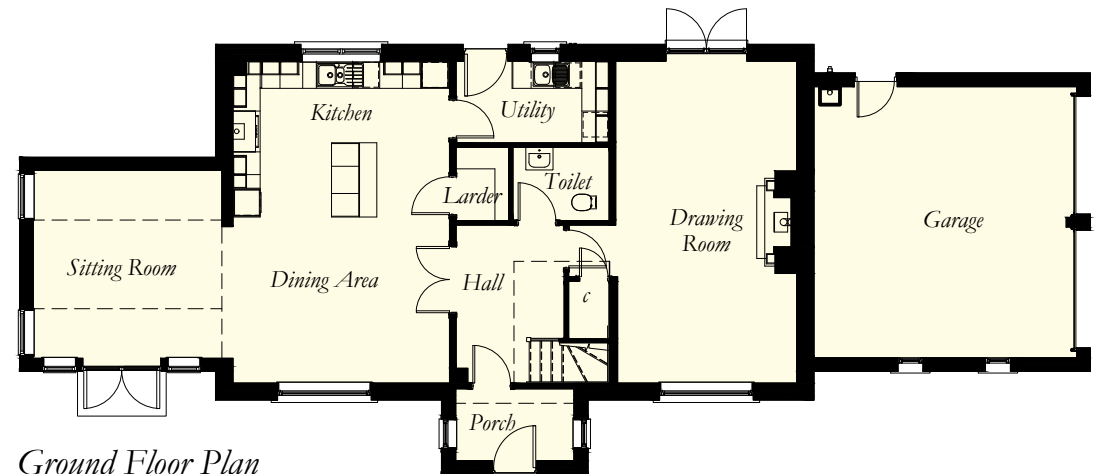


# MOIDART

4 Bedroom Detached Villa



First Floor Plan



Ground Floor Plan

## Room Sizes

### Ground Floor

Drawing Room	3989 x 7097	(13'1" x 23'3")
Kitchen	4773 x 3435	(15'8" x 11'3")
Dining Area	4773 x 3662	(15'8" x 12'0")
Sun Room	4157 x 4139	(13'7" x 13'7")
Utility	3369 x 1800	(11'0" x 5'10")
Toilet	2114 x 1611	(6'11" x 5'3")
Larder	1153 x 1611	(3'9" x 5'3")
Porch	2607 x 1581	(6'8" x 5'2")

### First Floor

Bedroom 1	3198 x 4920	(10'6" x 16'1")	Maximum Sizes
En Suite 1	2648 x 2075	(8'8" x 6'9")	Excluding Shower
Bedroom 2	4314 x 2587	(14'1" x 8'5")	
En Suite 2	1966 x 1681	(6'5" x 5'6")	Excluding Shower
Bedroom 3	3657 x 2934	(12'0" x 9'7")	
Bedroom 4	4023 x 2625	(13'2" x 8'7")	
Bathroom	2300 x 2912	(7'6" x 9'6")	Maximum Sizes

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 197.50 Sq M 2125 Sq Ft**