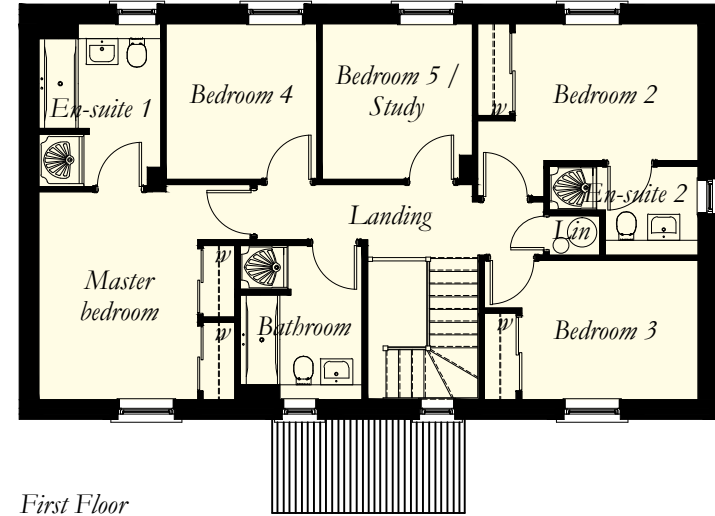
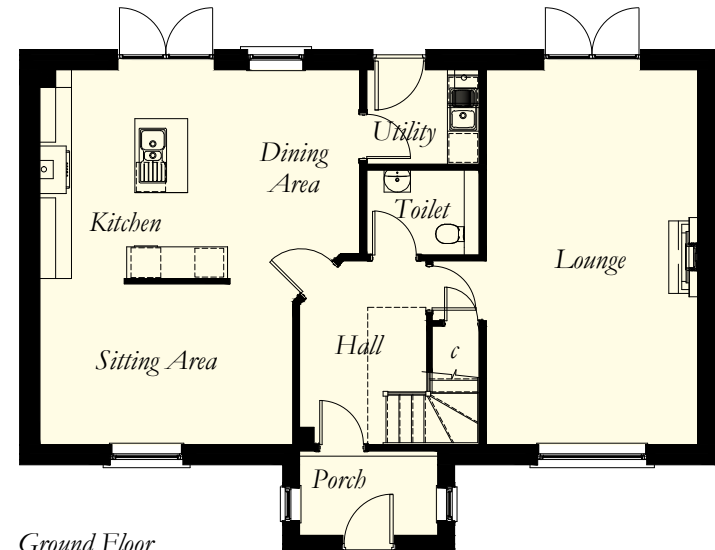




# MOIDART 5 Bedroom Detached Villa



First Floor



Ground Floor

## Room Sizes

### Ground Floor

Room	Area (Sq M)	Area (Sq Ft)	Notes
Lounge	3991	7075	(13'1" x 23'2") Excluding Door Recess
Kitchen/Dining	3945	6041	(12'11" x 19'9") Maximum Sizes
Sitting Area	3028	4775	(9'11" x 15'7")
Utility	2125	1789	(6'11" x 5'10")
Toilet	2125	1611	(6'11" x 5'3") Maximum Sizes

### First Floor

Master Bedroom	3000	3923	(9'10" x 12'10") Excluding Door Recess
En Suite 1	2300	3072	(7'6" x 10'0") Maximum Sizes
Bedroom 2	3456	2587	(11'4" x 8'5") Excluding Door Recess
En Suite 2	2807	1681	(9'2" x 5'6") Maximum Sizes
Bedroom 3	3332	2625	(10'11" x 8'7") Excluding Door Recess
Bedroom 4	2842	2934	(9'3" x 9'7")
Bedroom 5/Study	2842	2934	(9'3" x 9'7")
Bathroom	2300	2912	(7'6" x 9'6")

N.B. Room Sizes Exclude Wardrobes

**Gross Floor Area 178.44 Sq M 1920 Sq Ft**