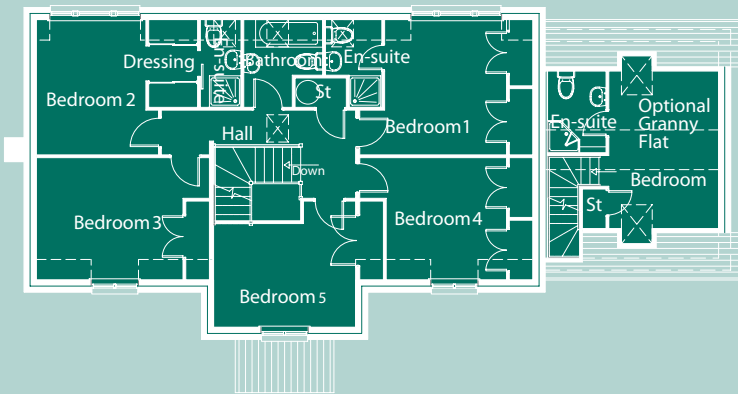
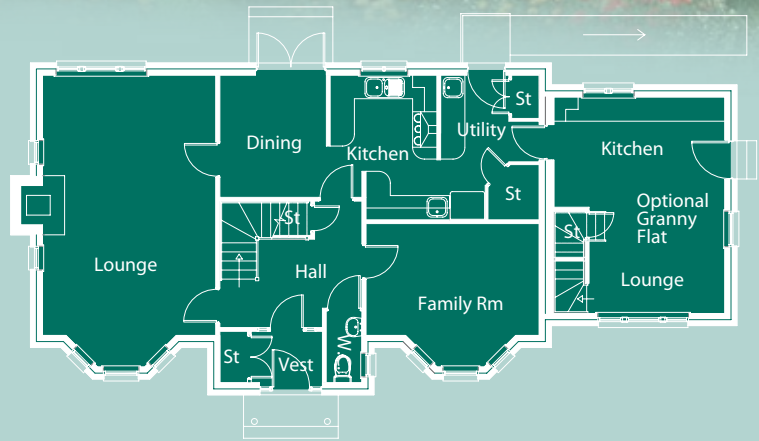


# Ballater



First Floor Plan



Ground Floor Plan

Lounge	7.34m x 4.39m	Bedroom 4	3.70m x 3.10m
Kitchen/Breakfast	3.67m x 2.70m	Bedroom 5	3.60m x 2.63m
Dining	3.10m x 2.70m	Bathroom	2.22m x 2.00m
Family	4.39m x 3.60m		
Utility	2.50m x 2.20m		
W.C.	1.80m x 0.90m	Optional Granny Flat	
Bedroom 1	3.76m x 3.43m	Lounge	3.44m x 2.68m
En-Suite	2.22m x 1.43m	Kitchen	4.30m x 2.76m
Bedroom 2	3.43m x 2.78m	Bedroom	4.00m x 2.78m
E/S Dress	2.30m x 2.22m	En-Suite	2.07m x 1.48m
Bedroom 3	3.60m x 3.10m	W.C.	1.92m x 0.82m

Floor Area: 183.99sqm excluding optional Granny flat: 39.93sqm  
 Frontage - 13.2m excluding optional Granny flat: 4.655m Depth - 8.41m

The information and illustration above are intended as a preliminary guide only.