



FLOOR PLAN



FRONT ELEVATION

Design: 3. Design Name: **Riocht**

Floor Area: ***162.27**

Frontage: **18.19**

Overall Height: **6.86**

Description: Bungalow with gable features to front elevation finished in natural stone. Three good sized bedrooms, two having fitted wardrobes and the main bedroom has a bathroom ensuite. Provision is made for fireplaces in the living room and sitting room. Future accommodation in the roof would include two bedrooms and bathrooms, with either dormer windows or velux roof windows.

Dimensions:

Living room	4.50	M	x	3.81	M
Kitchen/dining room	4.97	M	x	3.81	M
Sitting room	5.95	M	x	4.50	M
Utility room	2.71	M	x	1.80	M
Bathroom	3.81	M	x	2.30	M
Bedroom 1	4.65	M	x	4.50	M
Ensuite bathroom	2.55	M	x	1.40	M
Bedroom 2	3.72	M	x	3.61	M
Bedroom 3	4.25	M	x	3.35	M
Hall	2.74	W	-		

*Excluding future roof development. Future roof development plan, if required, at additional cost.