

Ladybrae Cottage

LADYSBRIDGE, BANFF, AB45 2JR



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.50m (14'9") x 3.90m (12'10")
Kitchen/Diner	10.40m (34'1") x 4.00m (13'1")
Family Room	4.50m (14'9") x 3.90m (12'10")
Bathroom	2.50m (8'2") x 2.40m (7'10")
Utility	6.50m (21'4") x 2.40m (7'10")

First Floor (Front)

Bedroom 1	3.90m (12'10") x 3.90m (12'10")
Bedroom 2	3.90m (12'10") x 3.90m (12'10")
WC	2.10m (6'11") x 1.90m (6'3")

First Floor (Back)

Bedroom 3	4.00m (13'1") x 4.00m (13'1")
Bedroom 4	4.20m (13'9") x 3.70m (12'2")
En-suite	2.80m (9'2") x 1.90m (6'3")

Gross internal floor area (m²): 179m²