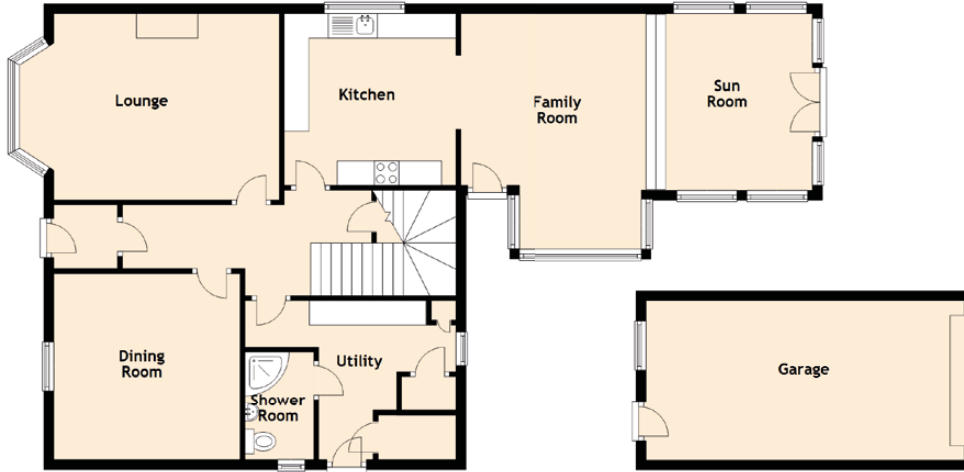


# Elysian Villa

3 MAYNE ROAD, ELGIN, MORAY, IV30 1NY



Approximate Dimensions (Taken from the widest point)

## Ground Floor

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	3.50m (11'6") x 3.50m (11'6")
Dining Room	3.80m (12'6") x 3.80m (12'6")
Utility	4.30m (14'1") x 3.80m (12'6")
Family Room	4.80m (15'9") x 3.70m (12'2")
Sun Room	3.60m (11'10") x 3.40m (11'2")
Shower Room	2.20m (7'3") x 1.40m (4'7")



## First Floor

Bedroom 1	5.40m (17'9") x 4.40m (14'5")
Bedroom 2	4.40m (14'5") x 3.60m (11'10")
Bedroom 3	3.50m (11'6") x 3.50m (11'6")
Bathroom	3.90m (12'10") x 3.40m (11'2")

Gross internal floor area (m<sup>2</sup>): 180m<sup>2</sup>