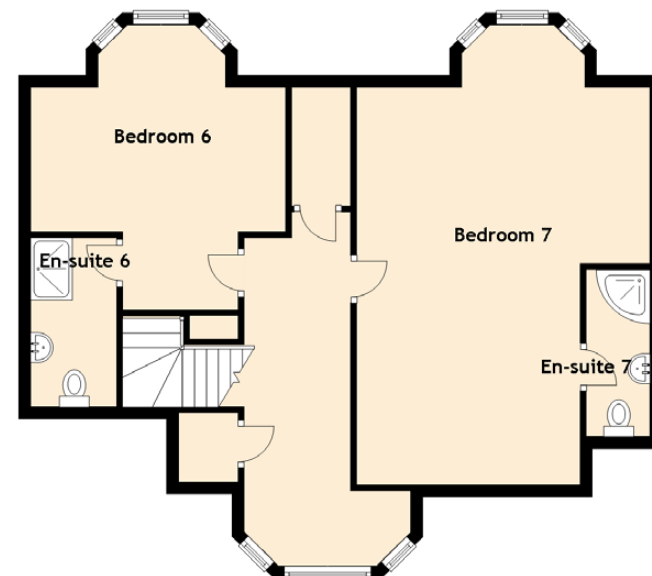
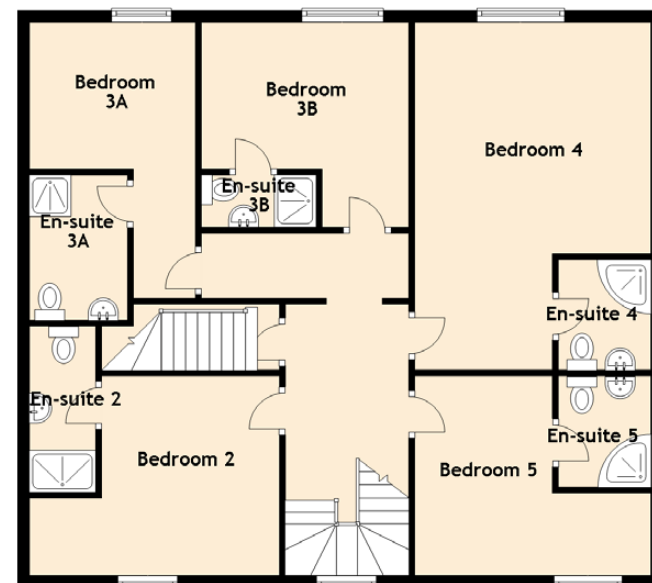




Ardgowan Townhouse

Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	5.86m (19'3") x 4.16m (13'8")
Kitchen	3.93m (12'11") x 3.82m (12'6")
Bedroom A	4.75m (15'7") x 4.09m (13'5")
Bedroom B	4.55m (14'11") x 3.84m (12'7")
En-suite B	2.98m (9'9") x 0.87m (2'10")
Bedroom C	5.99m (19'8") x 2.36m (7'9")
Laundry Room	5.09m (16'8") x 1.71m (5'7")
Bathroom	2.54m (8'4") x 1.85m (6'1")
Shower Room	1.73m (5'8") x 1.19m (3'11")
Bedroom 8	3.47m (11'5") x 2.19m (7'2")
En-suite 8	2.09m (6'10") x 1.00m (3'3")
Bedroom 1	3.68m (12'1") x 2.30m (7'7")
En-suite 1	1.94m (6'4") x 0.90m (2'11")

First Floor

Bedroom 2	3.67m (12') x 3.34m (10'11")
En-suite 2	2.78m (9'1") x 1.10m (3'7")
Bedroom 3A	2.93m (9'7") x 2.00m (6'7")
En-suite 3A	2.44m (8') x 1.64m (5'5")
Bedroom 3B	3.48m (11'5") x 2.00m (6'7")
En-suite 3B	2.02m (6'8") x 0.88m (2'11")
Bedroom 4	5.84m (19'2") x 3.95m (13')
En-suite 4	1.95m (6'5") x 1.65m (5'5")
Bedroom 5	3.34m (10'11") x 2.31m (7'7")
En-suite 5	1.95m (6'5") x 1.65m (5'5")

Second Floor

Bedroom 6	4.98m (16'4") x 4.27m (14')
En-suite 6	2.84m (9'4") x 1.44m (4'9")
Bedroom 7	7.44m (24'5") x 4.91m (16'1")
En-suite 7	2.80m (9'2") x 1.08m (3'7")

Gross internal floor area (m²): **TBCm²**

EPC Rating: **TBC**