

# 8 Sandyriggs Loan

Approximate Dimensions (Taken from the widest point)

Lounge	4.79m (15'9") x 3.24m (10'8")
Kitchen/Diner	4.34m (14'3") x 3.68m (12'1")
Bedroom 1	5.78m (19') x 2.75m (9')
Bedroom 2	3.40m (11'2") x 3.37m (11')
Bedroom 3	3.40m (11'2") x 1.98m (6'6")
Utility	2.15m (7'1") x 1.70m (5'7")
Bathroom	2.12m (6'11") x 1.90m (6'3")
En-suite	2.10m (6'11") x 1.34m (4'5")
WC	2.15m (7'1") x 0.96m (3'2")
Garage	5.60m (18'4") x 2.70m (8'10")

Gross internal floor area (m<sup>2</sup>): Cm<sup>2</sup> | EPC Rating: 88

Extras (Included in the sale): All fixtures, fittings, fitted floor coverings and Integrated appliances. Other items including free-standing wardrobes may be available by separate negotiation.

