

3 Harbour Lane

BANFF, GARDENSTOWN, ABERDEENSHIRE, AB45 3WR

Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge/Diner	6.60m (21'8") x 4.40m (14'5")
Kitchen	3.10m (10'2") x 3.00m (9'10")
Utility	4.40m (14'5") x 1.80m (5'11")
Bathroom	4.20m (13'9") x 3.00m (9'10")

First Floor

Lounge	5.90m (19'4") x 4.40m (14'5")
Shower Room	2.40m (7'10") x 2.40m (7'10")
Bedroom 2	4.40m (14'5") x 3.00m (9'10")
Bedroom 3	4.70m (15'5") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.00m (9'10")

Gross internal floor area (m²): 158m²

EPC Rating: D

