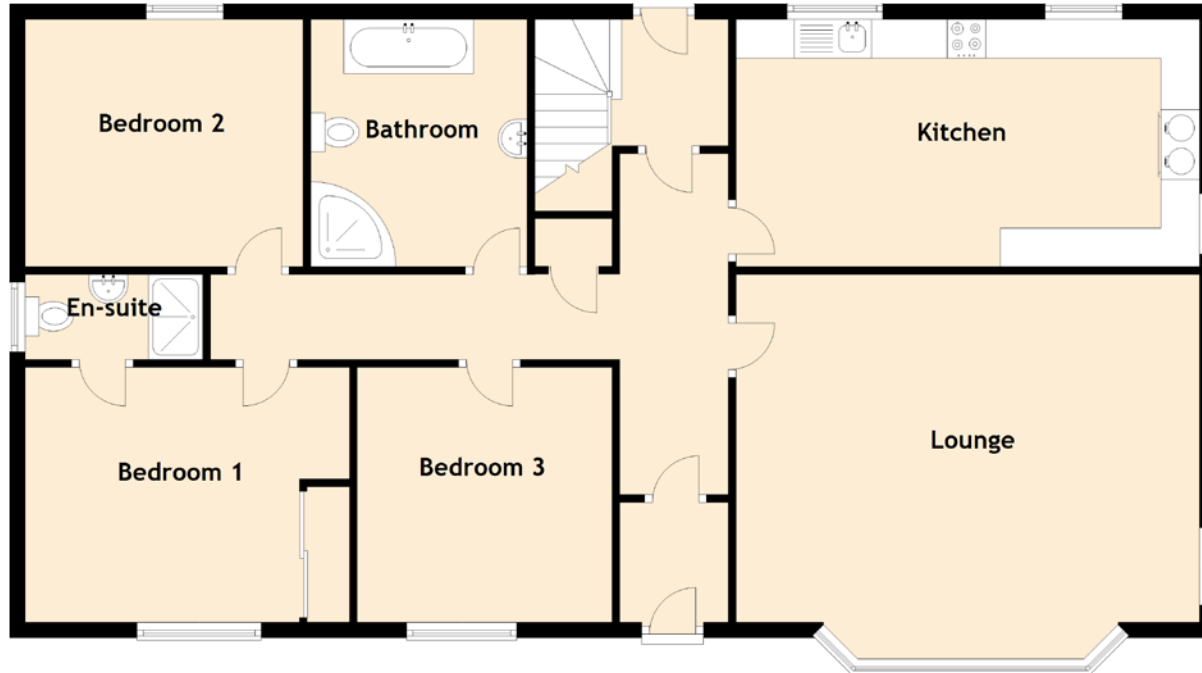


Smithy House

RORA, PETERHEAD, ABERDEENSHIRE, AB42 4UZ



Approximate Dimensions
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.50m (14'9")
Kitchen	5.90m (19'4") x 3.20m (10'6")
Bedroom 1	4.20m (13'9") x 3.40m (11'2")
En-suite	2.30m (7'7") x 1.10m (3'7")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.40m (11'2") x 3.00m (9'10")
Bathroom	3.20m (10'6") x 2.80m (9'2")

Gross internal floor area (m²): 119m²
EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, light fittings, curtains and blinds