

9 Kingfisher Place

INVERURIE, ABERDEENSHIRE, AB51 6AE



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.00m (16'5") x 4.50m (14'9")
Kitchen	5.90m (19'4") x 3.40m (11'2")
Utility	2.40m (7'10") x 1.37m (4'6")
Conservatory	4.50m (14'9") x 3.00m (9'10")
Dining Room	3.70m (12'2") x 3.40m (11'2")
WC	1.80m (5'11") x 0.80m (2'7")
Garage	5.30m (17'5") x 5.20m (17'1")

First Floor

Bedroom 3	3.40m (11'2") x 2.86m (9'5")
En-suite	1.90m (6'3") x 1.49m (4'11")
Bedroom 4	3.40m (11'2") x 3.20m (10'6")
Bedroom 5	3.50m (11'6") x 3.20m (10'6")
Bedroom 6	4.70m (15'5") x 4.35m (14'3")
En-suite	2.00m (6'7") x 1.90m (6'3")
Office/Study	2.50m (8'2") x 2.40m (7'10")
Bathroom	2.50m (8'2") x 1.80m (5'11")

Second Floor

Bedroom 1	6.00m (19'8") x 5.60m (18'4")
Bedroom 2	6.00m (19'8") x 3.40m (11'2")
Shower Room	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 238m²

EPC Rating: C

Extras (Included in the sale): Included in the sale of this property will be all fitted carpets, floor coverings, curtains, blinds, light fittings, shades and integrated kitchen appliances.