

# 13 Scotstown

BANFF, ABERDEENSHIRE, AB45 1LA

Approximate Dimensions (Taken from the widest point)

Lounge/Dining Room	8.40m (27'7") x 3.10m (10'2")
Kitchen	3.90m (12'10") x 3.20m (10'6")
Utility	3.20m (10'6") x 1.60m (5'3")
Bathroom 1	1.50m (4'11") x 1.50m (4'11")
Bathroom 2	2.90m (9'6") x 2.20m (7'3")
Bedroom 1	4.40m (14'5") x 4.10m (13'5")
Bedroom 2	4.30m (14'1") x 2.90m (9'6")
Bedroom 3	5.10m (16'9") x 2.90m (9'6")
Bedroom 4	5.40m (17'9") x 3.30m (10'10")

Gross internal floor area (m<sup>2</sup>): 135m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale):

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale.

Services: Mains electricity, Main drains, water and Gas.

