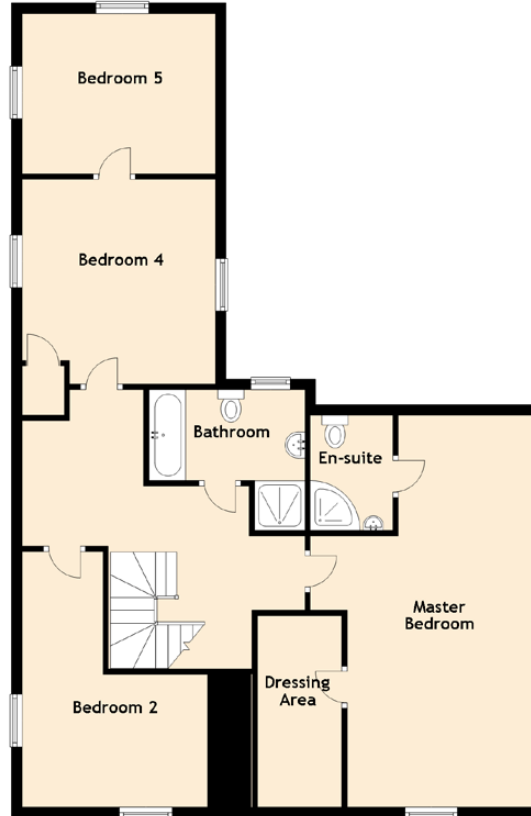


# Hawthorn Brae



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	7.84m (25'9") x 4.90m (16'1")
Lounge	5.91m (19'5") x 4.25m (13'11")
Dining Room	5.05m (16'7") x 3.60m (11'10")
Reception Room	4.25m (13'11") x 3.64m (11'11")
Utility	2.23m (7'4") x 2.15m (7'1")
Study	3.17m (10'5") x 2.23m (7'4")
Bathroom	2.62m (8'7") x 1.87m (6'2")
Master Bedroom	7.42m (24'4") x 4.33m (14'2")
En-suite	2.19m (7'2") x 1.57m (5'2")
Dressing Area	3.64m (11'11") x 1.60m (5'3")
Bedroom 2	4.86m (15'11") x 3.52m (11'7")
Bedroom 3	3.84m (12'7") x 3.23m (10'7")
Bedroom 4	3.90m (12'9") x 3.67m (12')
Bedroom 5	3.67m (12') x 3.00m (9'10")
Bathroom	2.96m (9'9") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 207m<sup>2</sup>

EPC Rating: G



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.89m (16'1") x 3.78m (12'5")
Kitchen	4.99m (16'4") x 3.55m (11'8")
Gym	4.88m (16') x 2.88m (9'5")
Store Room	4.55m (14'11") x 2.14m (7')
Bedroom 1	3.06m (10') x 2.80m (9'2")
Bathroom	2.38m (7'10") x 1.71m (5'7")
Shower Room	2.12m (6'11") x 1.96m (6'5")
WC	1.36m (4'6") x 1.01m (3'4")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>