

# 1 Thomson Road

BANFF, AB45 1BQ



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.80m (12'6")
Kitchen	4.80m (15'9") x 4.20m (13'9")
Shower Room	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	4.30m (14'1") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 3.00m (9'10")
Bedroom 3	3.30m (10'10") x 2.51m (8'3")

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup>

EPC Rating: C