

# Lorien

LAMINGTON, INVERGORDON, HIGHLAND, IV18 0PE

Approximate Dimensions (Taken from the widest point)

Lounge	6.00m (19'8") x 5.60m (18'4")
Kitchen/ Family Area	9.03m (29'7") x 4.90m (16'1")
Dining Room	5.20m (17'1") x 5.20m (17'1")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
En-suite	2.80m (9'2") x 1.40m (4'7")
Bedroom 2	4.10m (13'5") x 3.40m (11'2")
Bedroom 3	3.40m (11'2") x 3.30m (10'10")
Bedroom 4	3.86m (12'8") x 2.85m (9'4")
Bathroom	2.60m (8'6") x 2.25m (7'4")
WC	1.68m (5'6") x 0.80m (2'7")

Gross internal floor area (m<sup>2</sup>) - 203m<sup>2</sup>

EPC Rating - D

