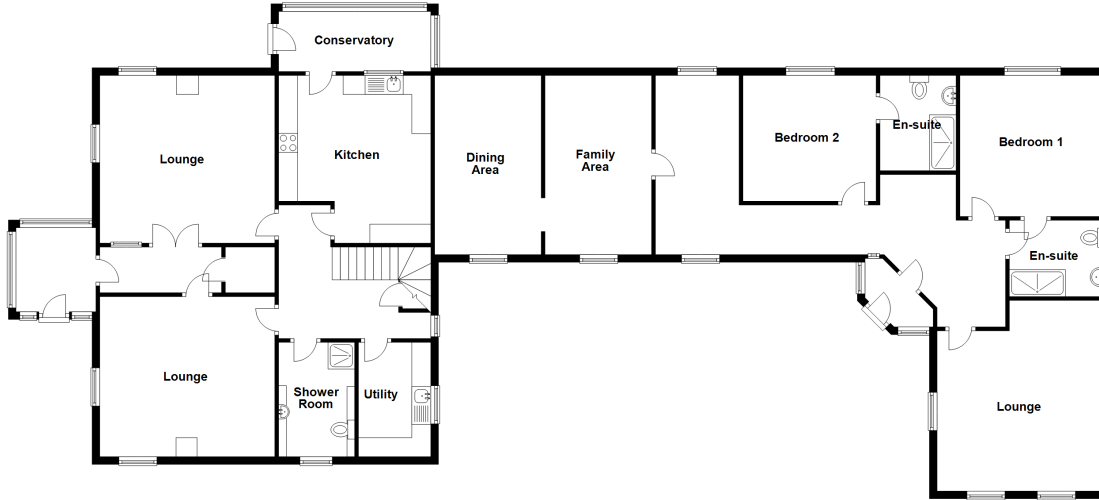


Kingswell

BOYNDIE, BANFF, AB45 2AJ



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	4.60m (15'1") x 4.40m (14'5")
Lounge	4.20m (13'9") x 4.20m (13'9")
Kitchen	4.50m (14'9") x 4.00m (13'1")
Conservatory	4.00m (13'1") x 1.58m (5'2")
Dining Area	4.70m (15'5") x 2.80m (9'2")
Family Area	4.70m (15'5") x 2.80m (9'2")
Shower Room	3.20m (10'6") x 1.30m (4'3")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
En-suite	2.50m (8'2") x 2.00m (6'7")
Shower Room	3.00m (9'10") x 2.00m (6'7")
Utility	3.00m (9'10") x 1.90m (6'3")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
En-suite	2.50m (8'2") x 2.00m (6'7")
Lounge	5.00m (16'5") x 4.40m (14'5")

First Floor

Bedroom 3	4.40m (14'5") x 3.40m (11'2")
Bedroom 4	4.30m (14'1") x 3.90m (12'10")
Bedroom 5	4.40m (14'5") x 3.20m (10'6")
Walk in Wardrobe	3.20m (10'6") x 2.90m (9'6")

Gross internal floor area (m²): 261m² | EPC Rating: D

Extras (Included in the sale): Included in the sale unless stated, are all fitted floor coverings, blinds, curtains, and light fittings.

Services: Mains electricity, mains water supply, oil fired central heating and drainage to a septic tank and soak away.