THE Balormie 4

Four bedroom detached house

Tulloch
OF CUMMINGSTON LTD
For homes of Distinction

KINNEDDAR
MEADOWS

THE

Balormie 4

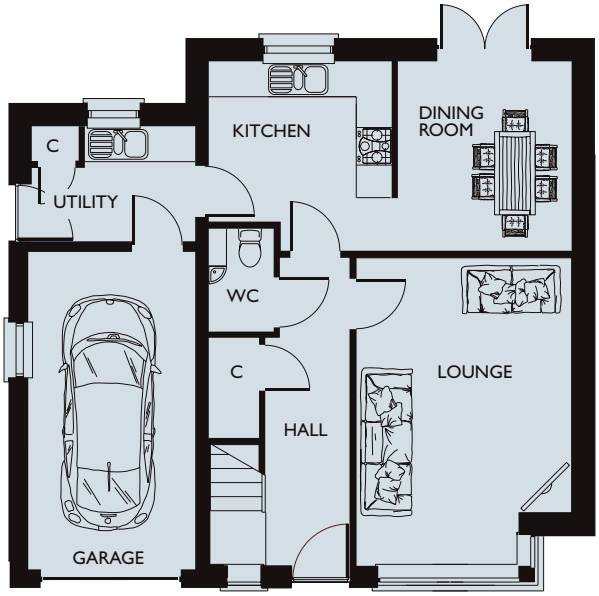
Four bedroom detached house

This attractive four bedroom detached house offers comfortable accommodation which includes an integral garage, utility room, downstairs WC and feature bay window to the lounge.

An en-suite shower room, family bathroom, four bedrooms and ample storage completes the upstairs layout.

DESIGN OPTIONS

- Sun lounge/family room extension to rear
- Open plan kitchen/dining area
- Archway or double glass doors between lounge and dining
- Separate shower enclosure to bathroom
- 3 bedroom '**Balormie**' design



GROUND FLOOR

Lounge	3645 x 4320	(12' 0" x 14' 2") EXC
Kitchen	3100 x 2715	(10' 2" x 8'11")
Dining room	3050 x 3210	(10' 0" x 10' 6")
Utility	2770 x 1950	(9' 1" x 6' 4")
WC	1100 x 1745	(3' 7" x 5' 9")
Garage	2880 x 5380	(9' 5" x 17' 8")

EXC - EXCLUDING BAY WINDOW

All room sizes are approximate and may vary due to nature of construction. The above details do not form any part of a contract and are for illustration purposes only. Housetype illustrations are indicative, elevational treatments may vary dependant on development, location and specification.

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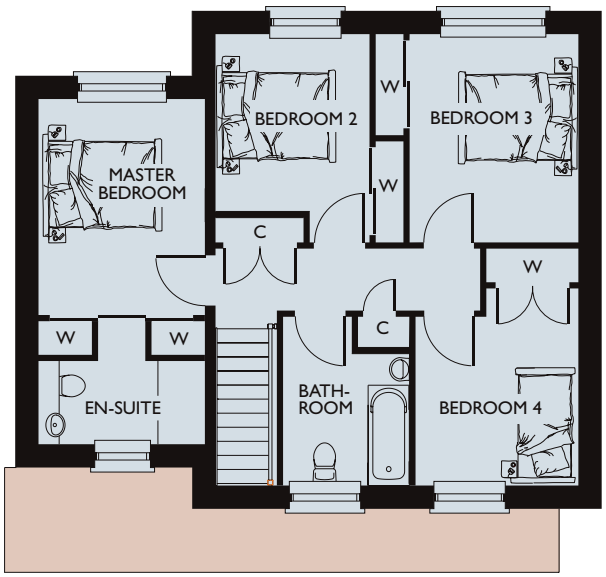

FIRST FLOOR

Master bedroom	2820 x 3660	(9' 3" x 12' 0")
En-suite	2820 x 1410	(9' 3" x 4' 8")
Bedroom 2	2860 x 3530	(9' 5" x 11' 7")
Bedroom 3	2760 x 3340	(9' 1" x 10'11")
Bedroom 4	2610 x 3520	(8' 7" x 11' 7")
Bathroom	2140 x 2860	(7' 0" x 9' 5")