

# The Village Balmedie

www.scotia-balmedie.co.uk

## Plot 1 Type 32

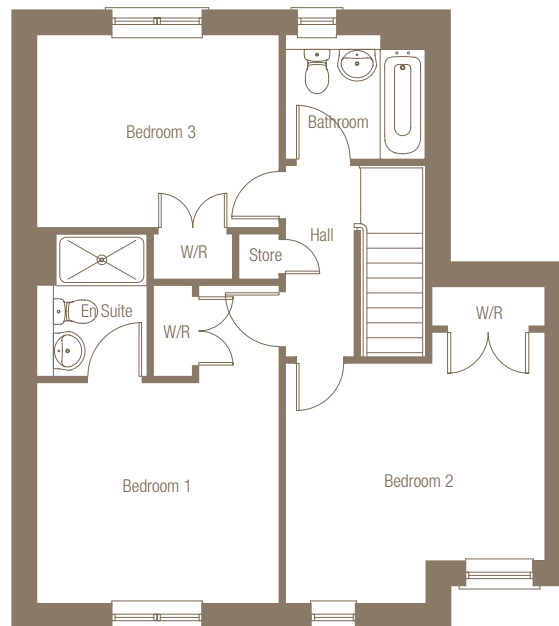
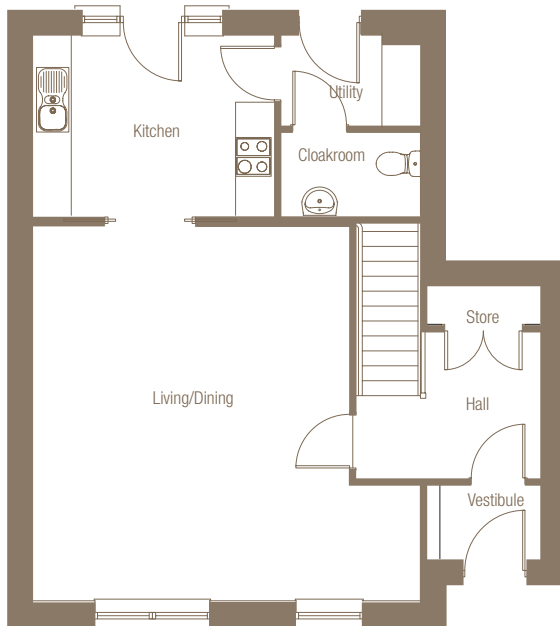
3 bedroom end-terraced villa



### external finish

**Render:** Light Grey Coloured

**Roof:** Marley Duo Edgemere



### Plot 1

|                |                |               |
|----------------|----------------|---------------|
| Living         | 18'7" x 15'12" | 5.66m x 4.86m |
| Kitchen/Dining | 12'3" x 9'8"   | 3.74m x 2.95m |
| Cloakroom      | 7'1" x 4'9"    | 2.16m x 1.45m |
| Utility        | 7'1" x 4'7"    | 2.16m x 1.40m |
| Bedroom 1      | 12'2" x 11'2"  | 3.70m x 3.40m |
| Bedroom 2      | 13'1" x 10'0"  | 4.00m x 3.05m |
| Bedroom 3      | 12'3" x 9'9"   | 3.74m x 2.96m |
| Bathroom       | 7'1" x 6'3"    | 2.16m x 1.90m |

**Total Floor Area**                      **1265.8 sq ft**                      **117.6 sq m**

All dimensions and areas are as stated or thereby. Total floor areas are internal and include all partitions. Bedroom dimensions are taken to wardrobe/store.

The floor plan/s in this document are intended for illustration purposes only and may change for example in response to market demand, ground conditions, Local Authority and NHBC etc. Consequently, they should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under Property Misdescriptions Act 1991. Nor do the contents constitute a contract, part of a contract or warranty. For clarification, please ask for details.



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