 Tel: 01896822030 Fax: 01896823359 Web: www.jscrawford.co.uk


First Floor

| Master Bedroom | $4.50 \times 4.15 \mathrm{~m}$ |
| :--- | :--- |
| En-Suite | $2.90 \times 2.00 \mathrm{~m}$ |
| Bedroom 2 | $4.20 \times 3.20 \mathrm{~m}$ |
| Bedroom 3 | $3.95 \times 3.85 \mathrm{~m}$ |
| Bedroom 4 | $4.00 \times 3.85 \mathrm{~m}$ |
| Bathroom | $3.25 \times 1.90 \mathrm{~m}$ |
| Family Room | $5.65 \times 5.40 \mathrm{~m}$ |

## Ground Floor

| Drawing Room | $4.90 \times 4.15 \mathrm{~m}$ |
| :--- | :--- |
| Kitchen/Breakfast | $6.90 \times 3.85 \mathrm{~m}$ |
| Dining Room | $4.45 \times 3.85 \mathrm{~m}$ |
| WC | $2.55 \times 2.30 \mathrm{~m}$ |
| Garage | $5.70 \times 5.30 \mathrm{~m}$ |

Basement

| Store/Gym | $6.00 \times 4.20 \mathrm{~m}$ |
| :--- | :--- |
| Utility Room | $4.20 \times 1.85 \mathrm{~m}$ |



Total gross internal area $215 \mathrm{~m}^{2}$ (excludes garage space + basement option)

- Kitchen \& Bathroom layouts may - Dimensions shown are for vary from plot to plot. Please ask for confirmation prior to reserving a particular property.
- Dimensions shown are for
guidance only and are not warranted.
J.S Crawford 3rd Generation Ltd, Priorwood, Melrose, Scotland TD6 9EG Tel: 01896822030 Fax: 01896823359 Web: www.jscrawford.co.uk

