

# GAIRSAY

4 bedroom detached villa with integral garage



This impressive 4-bedroom villa is an ideal house for the expanding family. A welcoming entrance hall leads to a spacious lounge and onto the impressive modern open plan kitchen-dining area which overlooks the rear garden and can be accessed directly via the French doors. An integral garage and utility room with a large WC completes an admirable ground floor layout. The master bedroom benefits from a large walk in wardrobe and luxurious en-suite, a further 3 bedrooms all of which are fitted with integrated wardrobes, one with an additional en-suite and well-appointed bathroom, gives this magnificent house ample space and facilities to provide for the needs of modern family living.



# GAIRSA Y

4 bedroom detached villa with integral garage



## CUSTOMER NOTICE

Please note that some properties are built handed (mirror image) to those illustrated.

These floor plans depict a typical layout of the house type. All dimensions are approximate and floor plans are not to scale.

These particulars are prepared with care for the convenience of prospective purchasers. We operate a policy of continuous product development and therefore individual features, specification and elevational treatments may vary from time to time.

| Ground floor     | Metric      | Imperial        |
|------------------|-------------|-----------------|
| Kitchen / Dining | 6025 x 3105 | 19' 9" x 10' 2" |
| Utility          | 1878 x 2100 | 6' 2" x 6' 11"  |
| Lounge           | 3860 x 5100 | 12' 8" x 16' 9" |
| WC               | 1880 x 1810 | 6' 2" x 5' 11"  |
| Garage           | 3000 x 6000 | 9' 10" x 19' 8" |

| First Floor | Metric      | Imperial         |
|-------------|-------------|------------------|
| Bedroom 1   | 3600 x 3400 | 11' 10" x 11' 2" |
| En-suite 1  | 1805 x 1739 | 5' 11" x 5' 8"   |
| Bedroom 2   | 3860 x 3300 | 12' 8" x 10' 10" |
| En-suite 2  | 1305 x 1800 | 4' 3" x 5' 11"   |
| Bedroom 3   | 2871 x 3515 | 9' 5" x 11' 6"   |
| Bedroom 4   | 2794 x 3876 | 9' 2" x 12' 9"   |
| Bathroom    | 2145 x 2620 | 7' 0" x 8' 7"    |

| Area   | Metric               | Imperial               |
|--------|----------------------|------------------------|
| House  | 131.6 m <sup>2</sup> | 1416.5 ft <sup>2</sup> |
| Garage | 18 m <sup>2</sup>    | 193.7 ft <sup>2</sup>  |