



The

Balormie³

Three bedroom detached house



GROUND FLOOR



FIRST FLOOR

The Balormie³

Three bedroom detached house with integral garage

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

An en-suite shower room, family bathroom, three bedrooms and ample storage completes the first floor layout.

ROOM DIMENSIONS

Lounge	3700 x 5280	(12' 1" x 17' 4")
Kitchen	3160 x 2775	(10' 4" x 9' 1")
Dining	3000 x 3270	(9' 11" x 10' 9")
Utility	2830 x 2010	(9' 3" x 6' 7")
WC	1290 x 1745	(4' 3" x 5' 9")
Bathroom	2215 x 2920	(7' 3" x 9' 7")
Master Bedroom	2920 x 3370	(9' 7" x 11' 0")
En-Suite	1615 x 1570	(5' 4" x 5' 2")
Bedroom 2	2670 x 3065	(8' 10" x 10' 0")
Bedroom 3	2820 x 2620	(9' 3" x 8' 7")
Garage	2830 x 5390	(9' 3" x 17' 8")

DESIGN OPTIONS

- > Sun lounge extension to rear
- > Open plan kitchen / dining area
- > Archway or double doors between lounge and dining
- > Separate shower enclosure to bathroom
- > Upgrade to 4 bedroom 'Balormie 4' layout



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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.