



The

Balormie⁴

Four bedroom detached house



The Balormie⁴

Four bedroom detached house with integral garage

This attractive four 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, four bedrooms and ample storage completes the first floor layout.

ROOM DIMENSIONS

Lounge	3700 x 5280	(12' 2" x 17' 4")
Kitchen / Dining	6270 x 3270	(20' 7" 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	2880 x 3755	(9' 5" x 12' 4")
En-Suite	2880 x 1435	(9' 5" x 4' 8")
Bedroom 2	2920 x 3590	(9' 7" x 11' 9")
Bedroom 3	2820 x 3400	(9' 3" x 11' 2")
Bedroom 4	2670 x 3065	(8' 10" x 10' 0")
Garage	2830 x 5400	(9' 3" x 17' 9")

DESIGN OPTIONS

- > Sun lounge extension to rear
- > Archway or double doors between lounge and dining
- > Separate shower enclosure to bathroom
- > Upgrade to 5 bedroom 'Balormie 5' layout



Tulloch of Cummingston
 Tulloch House, Forsyth Street
 Hopeman IV30 5ST
 T: 01343 835 600 F: 01343 835 700
www.tullochofcummingston.co.uk

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.