



Plot 17 | St. Cuthberts Park, Great Glen

£475,000

3 Bedrooms

ABOUT THIS PROPERTY

- Open plan kitchen/dining room
- Family room
- Living room with woodburner
- Utility room and downstairs WC
- All bedrooms with en suites
- Air source heat pump underfloor heating to the ground floor and radiators to first floor
- Double garage

This plot is handed (from the image shown) and has grey roof tiles

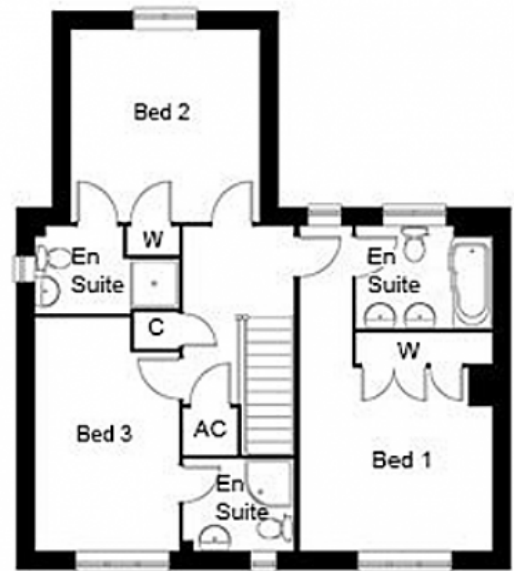
INCLUDED AS STANDARD

- Choice of A. Bell & Co kitchen units with granite or quartz worktops and upstand*
- Choice of laminate worktop with splash back tiling to the utility room*
- Integrated Neff kitchen appliances
- Choice of sanitary ware from Ideal Standard Sottini and Concept Range*
- Choice of Porcelanosa ceramic wall & floor tiles to WC, kitchen, utility and en suites*
- Choice of wall paint colours*
- Heated chrome towel rails in en suites
- Coving to living room, family room, hall, stairs and landing
- Alarm to the house and garage
- Outside tap
- Turf to front and rear gardens

* subject to stage of construction

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Details are given as a general guide and may be subject to alteration. The plans shown are not to scale and dimensions should be used for reference only and should not be relied upon.



GROUND FLOOR DIMENSIONS

- Living room: 6.1m x 3.1m
- Kitchen/Dining: 7.6m x 3.6m* 2.9m**
- Family Room: 4m x 2.7m
- Utility: 2.7m* x 2m*
- WC: 2.1m x 0.9m

FIRST FLOOR DIMENSIONS

- Bedroom 1: 4m x 3.6m (incl. wardrobes)
- En suite 1: 2.6m x 2m
- Bedroom 2: 3.6m x 3.5m (excl. wardrobes)
- En suite 2: 2.7m* x 1.6m*
- Bedroom 3: 4.4m* x 2.7m*
- En suite 3: 2.1m x 1.7m

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