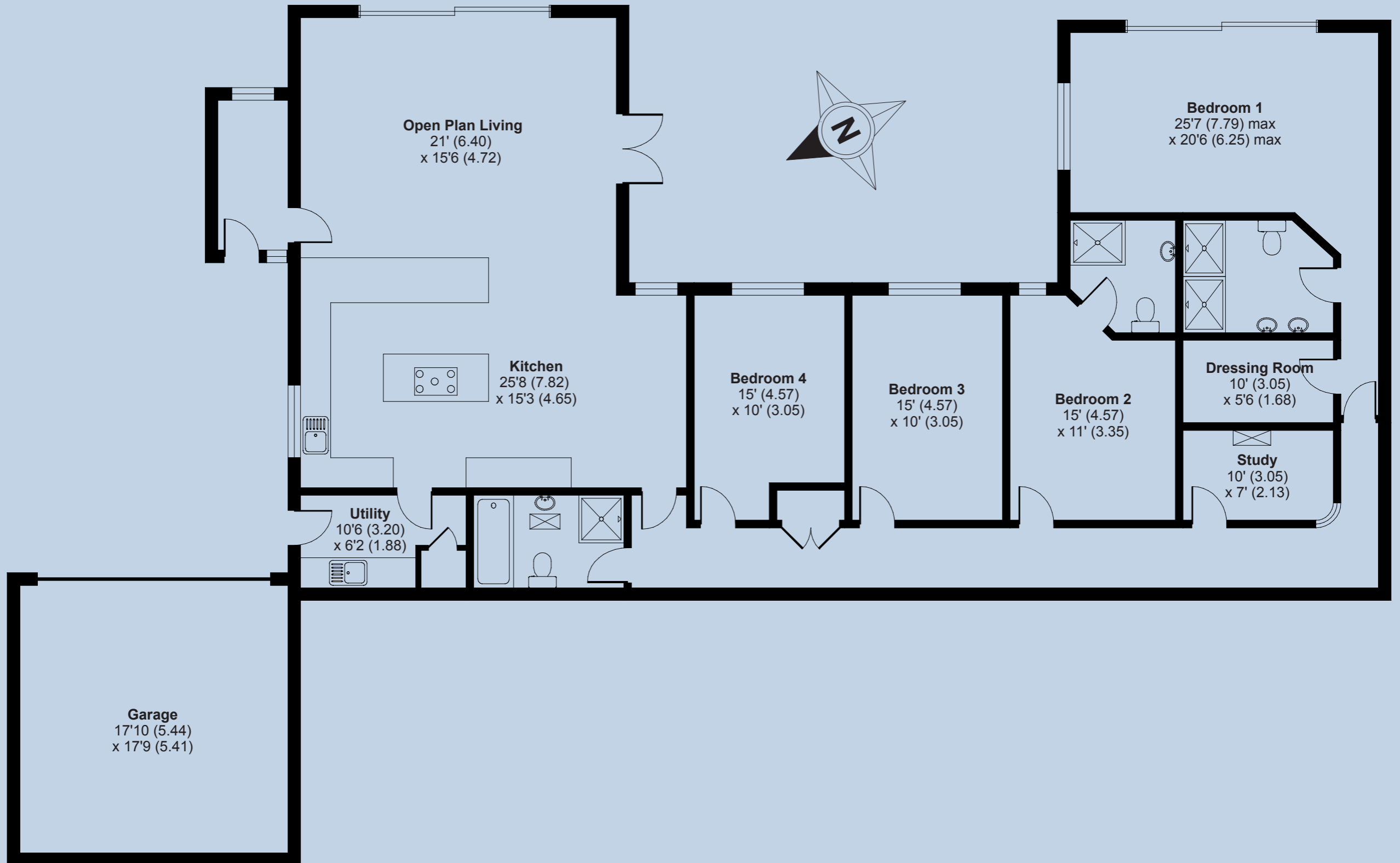


APPROX. GROSS INTERNAL FLOOR AREA 2517 SQ FT 233.8 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Scott Fraser and no guarantee as to their operating ability or their efficiency can be given.