



# The Rannoch

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## 4 bedroom home

The Rannoch's a spacious four bedroom family home, thoughtfully laid out to create a light, bright feel. Downstairs you'll find an inviting lounge and spacious open plan dining kitchen, both with French doors leading out onto the garden. A downstairs cloakroom completes the ground floor.

Up on the first floor, there's a principal bedroom with built-in wardrobe and en-suite, as well as three further bedrooms, plenty of useful storage and a modern family bathroom with bath and separate shower cubicle.



## Features

- 21ft open plan dining kitchen with French doors to garden
- Lounge with French doors
- Downstairs cloakroom
- Principal bedroom with built-in wardrobes & en-suite
- High quality Smeg kitchen appliances
- Hive smart heating system
- Fully turfed rear garden
- Carport leading to garage

## Room Dimensions

### Ground Floor

Lounge	14'1" x 13'3"	4.30m x 4.06m
Kitchen/Family Dining	21'1" x 10'5" (max) 9'4" (min)	6.45m x 3.19m (max) 2.84m (min)
Cloakroom	5'7" x 2'10"	1.72m x 0.86m

### First Floor

Bedroom 1	14'3" x 10'6"	4.35m x 3.20m
En-suite	7'10" x 3'11"	2.40m x 1.20m
Bedroom 2	14'8" x 10'4"	4.49m x 3.15m
Bedroom 3	10'6" x 10'1"	3.20m x 3.07m
Bedroom 4	10'6" x 10'4"	3.22m x 3.15m
Bathroom	10'6" x 5'11"	3.20m x 1.80m

