

**ALLOA**  
Oaktree Gardens

FK10 1QY



**GROUND FLOOR**

Lounge (excl. bay)	4.94	x	3.54	16'2"	x	11'7"
Dining Room (incl. bay)	3.55	x	2.83	11'8"	x	9'3"
Kitchen	3.54	x	2.84	11'7"	x	9'4"
Utility	1.78	x	1.71	5'10"	x	5'7"
WC	1.84	x	1.15	6'0"	x	3'9"
Garage	5.35	x	2.64	17'7"	x	8'8"



**FIRST FLOOR**

Master Bedroom (excl. return)	3.90	x	3.52	12'10"	x	11'7"
En suite	2.72	x	1.40	8'11"	x	4'7"
Bedroom 2	4.14	x	2.80	13'7"	x	9'2"
Bedroom 3	3.03	x	2.63	9'11"	x	8'8"
Bedroom 4	3.03	x	2.24	9'11"	x	7'4"
Bathroom	2.72	x	2.00	8'11"	x	6'7"



*The* **Cuillin**

4 bedroom detached Villa with garage

Total area **122 m<sup>2</sup> 1316 sq ft**

Dimensions shown for all our homes are approximate; each home is built individually and therefore precise measurements may vary from those shown, although every effort is taken to ensure dimensions are as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows, and any other features. Measurements should not be relied upon for ordering or fitting carpets, floor coverings and all other fitted goods.

Computer generated images - Individual features, specification and elevational treatments may vary at the discretion of Allanwater Homes, but only to a similar or higher standard. Consequently, these particulars do not form part of any contract.