

# FORTEVIOT



## 4 Bedroom Detached House

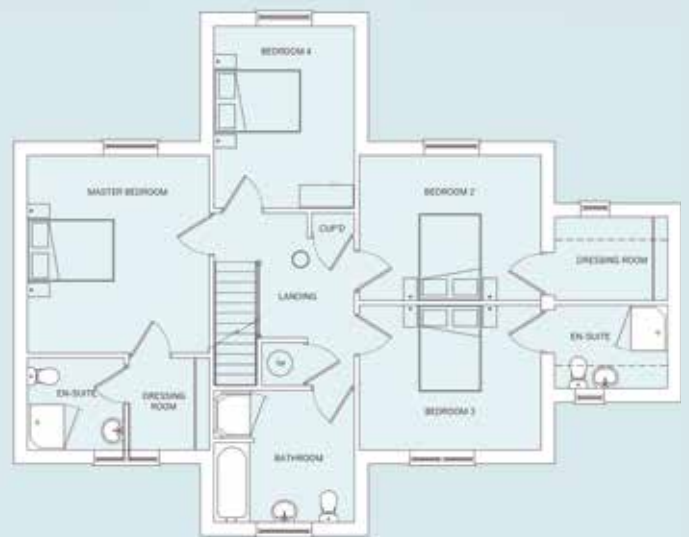
The Forteviot is a 4 bedroom home offering versatile living space that will appeal to both families and couples in need of a bigger home. The entrance hallway has the dual aspect living room on one side and to the other is the generous sized dining kitchen with a walk-in pantry and bi-fold doors into the rear of the property. Off the kitchen is a laundry room, coats and boot room and guest cloakroom with the family room having French doors into the rear garden.

The first floor accommodation includes a well-proportioned, master bedroom suite with en-suite and dressing room, along with three further bedrooms, including bedroom two with en-suite and bedroom three with a dressing room and the family bathroom with separate shower cubicle.



### Ground floor

<b>Kitchen &amp; Dining</b>	6070 x 6400mm max 19'10" x 20'11"	<b>Family Room</b>	3050 x 5003mm 10'0" x 16'4"
<b>Laundry Room</b>	2448 x 1810mm 8'0" x 5'11"	<b>Coats &amp; Boots</b>	1678 x 1810mm 5'6" x 5'11"
<b>Living Room</b>	3950 x 6400mm 12'11" x 20'11"	<b>Guest Cloakroom</b>	1070 x 1810mm 3'6" x 5'11"



### First floor

<b>Master Bedroom</b>	3950 x 4300mm 12'11" x 14'1"	<b>Bedroom 3</b>	3950 x 3150mm 12'11" x 10'4"
<b>En-Suite</b>	2100 x 2000mm 6'10" x 6'6"	<b>Bedroom 3 En-suite</b>	2448 x 1810mm 8'0" x 5'11"
<b>Dressing Room</b>	1750 x 2000mm 5'8" x 6'6"	<b>Bedroom 4</b>	3050 x 3950mm 10'0" x 12'11"
<b>Bedroom 2</b>	3950 x 3150mm 12'11" x 10'4"	<b>Bathroom</b>	3050 x 2865mm 10'0" x 9'4"
<b>Bedroom 2 Dressing Room</b>	2448 x 1810mm 8'0" x 5'11"		



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This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of an individual property. It shows a typical Broadgate home of this type, but external materials and landscaping may vary throughout the development and from site to site. Certain windows are subject to plot position on site. Properties may also be built handed (mirror image).

The floor plans depict a typical layout of this house type. All dimensions are + or - 50mm and floor plans are not shown to scale. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences always consult your Sales Negotiator.

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