

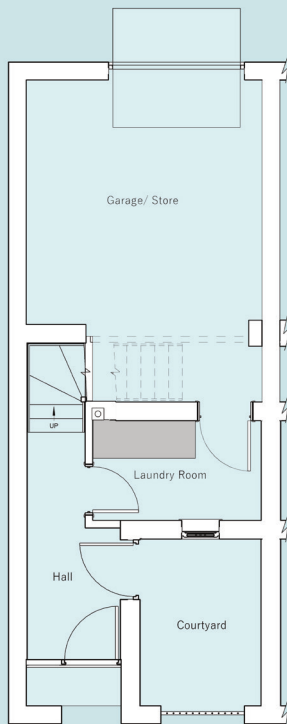
# THE ABERFELDY



## 2 Bedroom Terraced Townhouse

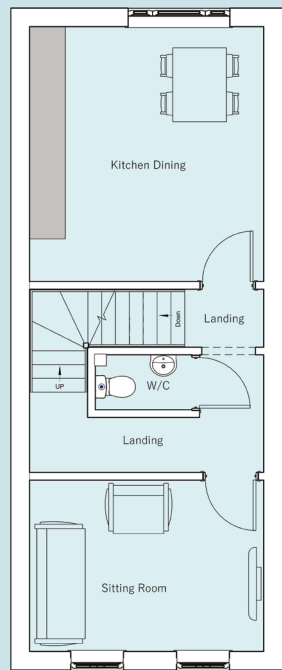
The Aberfeldy is a 3 storey terraced townhouse, that sets the trend for buyers wanting a stylish home that provides space and practicality with its modern design catering for the needs of today's family.

The ground floor accommodation includes the laundry room leading to an enclosed courtyard and garage. The sitting room, separate dining kitchen and guest cloakroom are located on the first floor, whilst the second floor is home to the two bedrooms and family bathroom.



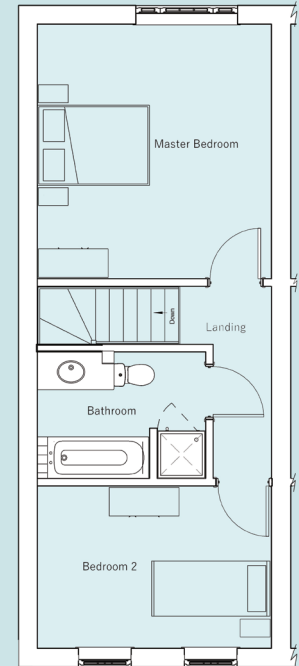
### Ground floor

Garage/ Store	3950 x 5400 max 13'0" x 17'9"
Laundry Room	2825 x 1675mm 9'3" x 5'6"
Courtyard	2055 x 2800mm 6'9" x 9'2"



### First floor

Sitting Room	3925 x 2875 12'11" x 9'5"
Kitchen & Dining	3925 x 4275mm 12'11" x 14'1"
Guest Cloakroom	1625 x 925mm 5'4" x 9'1"



### Second floor

Master Bedroom	3925 x 4275 max 12'11" x 14'1"
Bathroom	2825 x 2125mm 9'3" x 7'0"
Bedroom 2	3925 x 2725mm 12'11" x 9'0"



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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. SJC23/9557/AB