

# Ellerslie

SANDYHILL ROAD, BANFF, AB45 1BE

Approximate Dimensions (Taken from the widest point)

## Ground Floor

Hall	7.50m (24'7") x 2.80m (9'2")
Lounge	6.90m (22'8") x 5.10m (16'9")
Library	5.10m (16'9") x 4.30m (14'1")
Dining Room	7.20m (23'7") x 4.80m (15'9")
Kitchen	5.70m (18'8") x 5.20m (17'1")
Utility	2.80m (9'2") x 2.30m (7'7")
Cloakroom	1.90m (6'3") x 1.70m (5'7")
Bedroom 5	3.60m (11'10") x 3.20m (10'6")
En-suite	2.90m (9'6") x 1.10m (3'7")

## First Floor

Bedroom 1	5.00m (16'5") x 4.00m (13'1")
Dressing Room	3.80m (12'6") x 3.80m (12'6")
Shower Room	2.60m (8'6") x 1.10m (3'7")
Bedroom 2	5.80m (19') x 4.80m (15'9")
Bedroom 3	4.80m (15'9") x 4.30m (14'1")
Bedroom 4	5.20m (17'1") x 3.80m (12'6")
Bedroom 6	3.80m (12'6") x 2.70m (8'10")
Bathroom	3.70m (12'2") x 3.30m (10'10")

## Loft

Large Floored Loft	12.80m (42') x 4.80m (15'9")
Small Loft	3.90m (12'10") x 3.10m (10'2")

