

# Ardoch

SANDBANK, DUNOON, ARGYLL AND BUTE, PA23 8QG

Approximate Dimensions  
(Taken from the widest point)

Lounge	6.00m (19'8") x 4.20m (13'9")
Kitchen	4.40m (14'5") x 3.70m (12'2")
Dining Room	3.90m (12'10") x 2.90m (9'6")
Family Room	3.80m (12'6") x 3.50m (11'6")
Utility	2.60m (8'6") x 2.40m (7'10")
WC	2.00m (6'7") x 0.90m (2'11")
Garage	5.50m (18'1") x 3.30m (10'10")
Bedroom 1	5.60m (18'4") x 4.20m (13'9")
Bedroom 2	4.90m (16'1") x 4.30m (14'1")
Bedroom 3	4.00m (13'1") x 3.70m (12'2")
Bedroom 4	4.00m (13'1") x 3.00m (9'10")
Bathroom	4.10m (13'5") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 172m<sup>2</sup>

EPC Rating: D

