

Orchard Croft (House)

WEST PORT, DYSART, FIFE, KY1 2TD



Approximate Dimensions
(Taken from the widest point)

First Floor	
Lounge	7.00m (23') x 4.80m (15'9")
Kitchen	4.45m (14'7") x 3.35m (11')
Dining Room	6.00m (19'8") x 4.15m (13'7")
Bedroom 5	3.82m (12'6") x 3.75m (12'4")
Office 1	3.40m (11'2") x 1.75m (5'9")
Office 2	5.40m (17'9") x 2.45m (8')
Shower Room	3.00m (9'10") x 2.30m (7'7")

Second Floor	
Bedroom 1	4.80m (15'9") x 4.50m (14'9")
Dressing Room	2.50m (8'2") x 2.40m (7'10")
En-suite	4.75m (15'7") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.70m (12'2")
Bedroom 3	5.70m (18'8") x 5.10m (16'9")
Bedroom 4	6.00m (19'8") x 2.80m (9'2")
Bathroom	3.20m (10'6") x 2.25m (7'5")

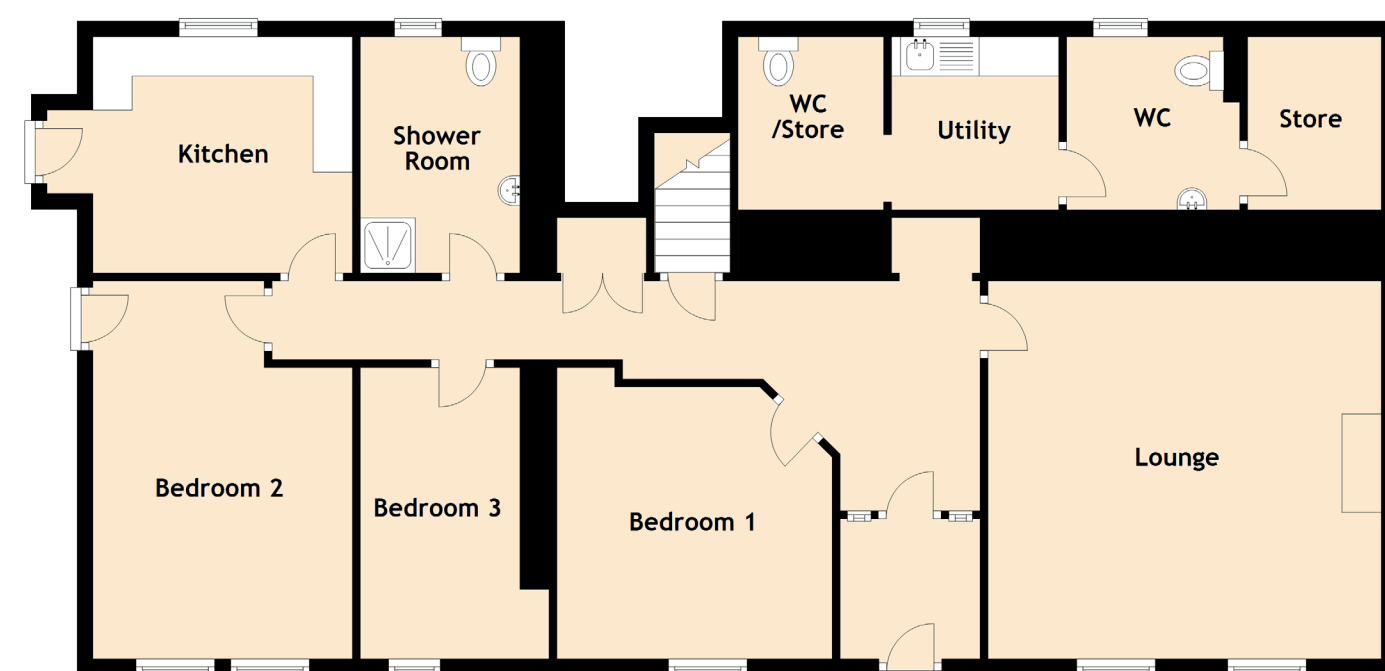
Attic	
Pool Room	5.40m (17'9") x 3.50m (11'6")

Garage	5.40m (17'9") x 5.10m (16'9")
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Gross internal floor area (m²): 398m² (Including Flat)

EPC Rating: E

Orchard Croft (Flat)



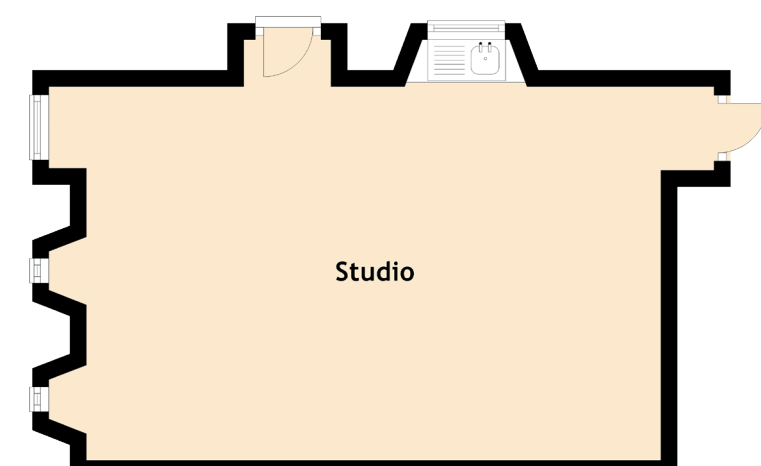
Approximate Dimensions
(Taken from the widest point)

Lounge	5.00m (16'5") x 4.80m (15'9")
Kitchen	3.33m (10'11") x 3.00m (9'10")
Bedroom 1	3.70m (12'2") x 3.50m (11'6")
Bedroom 2	4.80m (15'9") x 3.30m (10'10")
Bedroom 3	6.52m (21'5") x 2.40m (7'10")
Shower Room	3.00m (9'10") x 2.00m (6'7")
WC	2.20m (7'3") x 2.20m (7'3")
Store	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 398m² (Including House)

EPC Rating: E

Orchard Croft (Studio)



Approximate Dimensions
(Taken from the widest point)

Studio	7.00m (23') x 4.55m (14'11")
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Gross internal floor area (m²): 32m²

EPC Rating: E