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# CastlePark

ABOYNE, ROYAL DEESIDE

A QUALITY DEVELOPMENT OF  
3, 4 & 5 BEDROOM FAMILY HOMES

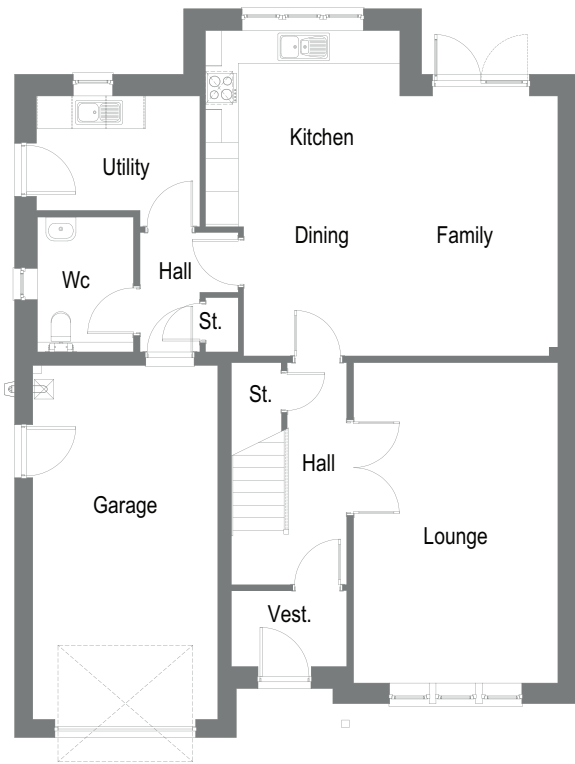
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## Clachnaben SG

5 BED DETACHED HOME  
WITH GARAGE

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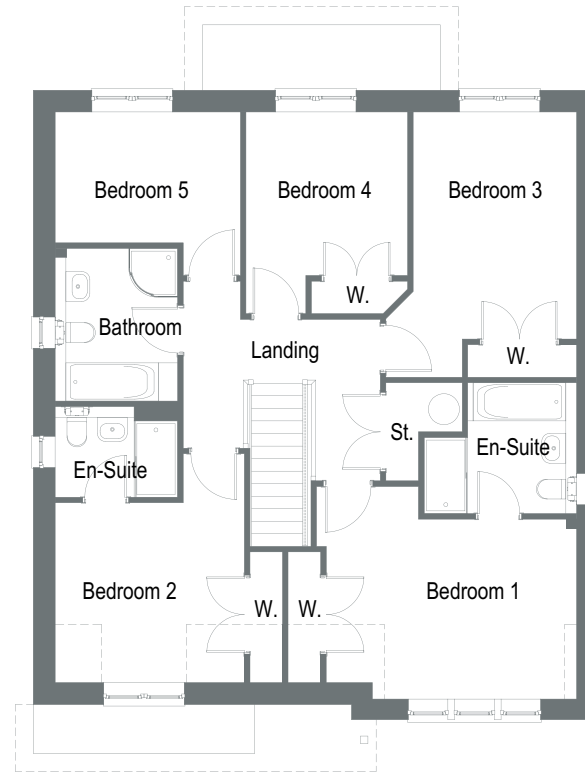
**GROUND FLOOR PLAN**

Ground Floor	metres	feet/inches
Lounge	3.75 x 5.87	12'3 x 19'3
Kitchen/Dining/Family	6.46 x 5.96 **	21'2 x 19'6 **
Utility Room	3.00 x 2.09 ***	9'10 x 6'10 ***
WC	1.80 x 2.49	5'10 x 8'2
Garage	3.39 x 6.49	11'1 x 21'3

\*\* Maximum measurements

\*\*\* Excludes door recess

<b>Total Floor area</b>	<b>186.1 m<sup>2</sup></b>	<b>2003.1 ft<sup>2</sup></b>
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**FIRST FLOOR PLAN**

First Floor	metres	feet/inches
Bedroom 1	4.76 x 3.88 **	15'7 x 12'9 **
Bedroom 2	3.47 x 3.29 ***	11'4 x 10'9 ***
Bedroom 3	2.99 x 4.16 ***	9'10 x 13'7 ***
Bedroom 4	2.96 x 3.00 ***	9'8 x 9'10 ***
Bedroom 5	3.40 x 2.40 ***	11'1 x 7'10 ***
Bathroom	2.25 x 2.80	7'4 x 9'2
En-suite 1	2.80 x 2.40 **	9'2 x 7'10 **
En-suite 2	2.25 x 1.66	7'4 x 5'5

\*\* Maximum measurements

\*\*\* Excludes door recess

The information including the site layout shown in this document is intended for illustration purposes only and may change for example in response to market demand or ground conditions. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Property Misdescription Act 1991. Nor do the contents constitute a contract, part of a contract or a warranty. Room sizes are approximate and may be subject to variation. The extent of solar pv shown on the images are for illustration purposes only and may vary.