



GLEN TANAR

Access Statement for Garden Cottage

This access statement does not contain personal opinions as to our suitability for those with access needs, but aims to accurately describe the facilities and services that we offer all our guests/visitors.

Main Entrance:

- You will be sent information as to where you will find the keys once your balance is paid for the cottage.
- Key safe is at 1.3m.
- The front door opens inwards with the hinge on the left.
- The width is 85cm and the keyhole is 90cm high.
- There is a slabbed path, from the car park area in front of the cottage to the front door. The car park is hardstanding ground.
- There are 2 granite steps at the front door, both 15cm high.
- The front door opens onto the hall area. The light switch is 114cm high and located on the right-hand side of the door.
- There is a non-slip mat at the entrance.
- The tiled flooring and skirting boards are contrasting colours.

Kitchen:

- The work surface is 91cm high and is 60cm deep by the electric hob & ovens. There is an extractor unit above the hob.
- The oven opens downwards with hinges on the bottom of the door. The lowest shelf is 10cm high.
- Crockery is provided and located in the cupboards above the units. These are 156cm high.
- The fridge freezer is located to the left of the sink. The freezer is the lower half of the unit.
- The sink is 91cm high with a cupboard below it.
- The kitchen is lit by spotlights in the ceiling and under cupboard lights with the switch being to the left of the door.
- The dishwasher is to the left of the sink. The washer/dryer is to the right of the sink.
- The flooring is tiled throughout.

Dining Area:

- The lounge/dining area is open plan.
- The dining table is an oval shape and 73cm high, 1.7m length and 1.2m wide.
- The height of the space under the table is 70cm.
- There are 4 dining chairs with no arm rests.

- All the furniture is moveable.
- The flooring is carpeted.
- There are 2 side cabinets at 68cm high.
- There is one wall light and a pendant light.

Living Room:

- There is 2-seater sofa 52cm high.
- There is a Smart TV with remote controls.
- There is a rug in the floor space in front of the fire.
- There are also 2 single armchairs which are both 45cm high.
- There is a log burner on a hearth in the lounge which does have one step to reach of 5cm high.
- There is 1 standard floor lamp, ceiling lights, wall light and 2 table lamps.
- The window seat is 55cm high.
- There are two side tables at 50cm high.

Back Entrance:

- Hall width is 87cm.
- Light switch is 103cm high.
- Floor is tiled and offers a good contrast to the skirtings and walls.
- There is a shelf with the Wi-Fi at 75cm high.
- There is a non-slip matt at the entrance.
- The fire exit is 58cm wide and 64cm high.

Twin Bedroom:

- Two single beds which are 65cm high.
- Chest of drawer between the beds is 76cm high. Highest handle is 68cm.
- Double wardrobe in corner. Highest handle is 90cm.
- Dressing table is 73cm high with a gap underneath of 73cm.
- There are 3 table lamps.
- The light switch is to the left of the door at 1.3m.

Family Shower room:

- Toilet is 40cm high.
- One step in shower. Step is 15cm high.
- Wash hand basin is 83cm high with free space underneath.
- There is a glass unit to the left of the sink 68cm high. Lowest shelf 10cm high.

Double bedroom:

- 1 king-size bed which is 64cm high.
- 2 Bed side tables on either side of bed are 57cm high. Highest handle is 49cm high.
- 1 freestanding double cupboard. Handle is 95cm high.

- Dressing table is 78cm high with space underneath of 64cm. Chair is 47cm high.
- There are 3 table lamps, and the room is lit by a pendant light.

En-suite wet room:

- The room is accessed via a sliding door, 71cm wide.
- Flooring is nonslip tiles.
- There is one step going down into the wet room from bedroom. These are 20cm high. The handrail on the left is 95cm high from floor.
- Toilet is 40cm high.
- Wash hand basin is 84cm high with a cupboard underneath.
- There is a non-adjustable waterfall head shower. The size under the head is 1.9m.
- The fire exit out of the bathroom is through a window with a height of 1.2m and 92cm wide which opens outwards.

Garden

- The back garden is semi enclosed with a gate that is normally left open but can be closed.