



GLEN TANAR

Access Statement for West Millfield

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.

Ground Floor

Main Entrance:

- Keys will be available for your arrival. You will be sent information as to where you will find the keys once your balance is paid for the cottage.
- The lockbox is to the right of the front door at 1.4m high.
- The front door opens inwards with the hinge on the right.
- The width is 85cm and the keyhole is 90cm high.
- There is a slabbed path from the car park area at the side of the cottage to the front & back doors. The car park is gravel.
- The front door opens into the hall area. The light switch is 130cm high and located on the left hand side of the door.
- There is a non-slip mat at the outside entrance.
- The tiled flooring and skirting boards are contrasting colours.
- There is a step into the hallway of 12cm high as you enter the property.
- The garden is enclosed by a fence and hedge.

Kitchen/ Dining Area:

- The work surface is 93cm high and is 60cm deep by the electric hob & ovens. There is an extractor unit above the hob.
- The main oven opens downwards with hinges on the bottom of the door. The lowest shelf is 8cm high. The top oven/grill opens downwards with hinges on the bottom.
- Crockery is provided and located in the cupboards above the units. These are 137cm high.
- The fridge freezer is located to the left of the sink. The freezer is the lower half of the unit.
- The sink is 93cm 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 oven & hob, beside microwave.
- The flooring is tiled throughout.
- The kitchen/dining area is open plan.
- The dining table is 154cm long x 1m wide & 77cm high.
- The height of the space under the table is 74cm.
- There are 5 dining chairs with no arm rests.

- All the furniture is moveable.
- There is a dishwasher to the left of the sink.
- There is a 6cm step into the kitchen from the utility and bathroom down into the corridor.
- The flooring is tiled.

Utility Room:

- Work surface is 95cm high.
- There is a standard washing machine and tumble dryer here.
- Sink is 95cm high also with built in cupboards underneath.
- There is a boiler in the utility room on left hand side.

Downstairs toilet:

- Toilet is 40cm high.
- Wash hand basin is 78cm high.

Living Room:

- There is 3-seater sofa 42cm high and 3 single armchairs which are 42cm high.
- There is a Smart TV with remote controls.
- There is a coffee table and a rug in the floor space between the sofas. The table is 80cm long x 78cm wide & 40cm high.
- There are also 3 small tables located beside the sofa and armchairs. These measure 63X42, 50x33 and 34 X25 and 60 cm high.
- There is a log burner on a hearth in the lounge which does have a small step to reach of 5cm high.
- There is a corner desk where the Wi-Fi router sits. This is 70cm high and has a chair with no arm rests.

Hallway:

- Hall width is 87cm.
- Electric socket is 30cm high from the floor.
- Light switch is 103cm high.
- Floor is tiled and offers a good contrast to the skirtings and walls.
- At the bottom of the stairs there is a gap of 1m high.
- There are 11 stairs in total.

Downstairs Bedroom

- There is a step into the bedroom 16cm high.
- There is a small double bed which is 72cm high.
- There is a double sofa 46cm high.
- One bedside table with lamp 58cm high
- There is a window seat 57cm high.
- Thee dressing table is 79cm high

- Chest of drawers 58cm high with 3 drawers
- Duvets and pillows are non-feather
- 2 wall lights with switch to right of the door
- One floor lamp beside sofa
- There is a closed fireplace with hearth 6cm off the ground.

Upstairs

Double bedroom:

- There are two 17cm stairs into the bedroom from the hallway.
- One king size bed which is 68cm high.
- 2 bed side tables on either side of bed are 57cm high, with two table lamps. Highest handle is 49cm high.
- One freestanding double wardrobe. Handle is 95cm high.
- Chest of Drawers with 4 drawers is 75cm high, highest handle 69cm and lowest 15cm. Stool is 47cm high.

Twin Bedroom:

- Two single beds which are 72cm high.
- Chest of drawer between the beds is 57cm high with two table lamps. Highest handle is 49cm and lowest 15cm
- One freestanding double cupboard. Handle is 95cm high.
- Light switch to left of the door at 1.3m.

Shower room:

- One step in shower. Step is 15cm high.
- Wash hand basin is 83cm high with free space underneath.
- One standard bath, 54cm high
- Glass shelves between sink and bath 68cm high
- Tiled throughout.
- Light switch in hallway at 1.3m.

Toilet upstairs:

- Toilet is 40cm high.
- Wash hand basin is 80cm with free space underneath.
- Tiled throughout.