** Accessibility Statement for Steading 5 Balvatin Cottages**

**Accessibility**

We have prepared this Access Statement so that you know what you can expect when you arrive. If you need further clarification about anything, please do not hesitate to contact us.

**Main Entrance:**

Keys are located in the small key safe adjacent to the front door arrival. The key safe code will be sent to you on payment of your final balance.

* The front door opens inwards with the hinge on the right. The width is 80cm and the keyhole is 95cm high. Opened with a security key.
* Front door is closed from within by means of a thumb turn knob.
* It is flat paving from the car park to the entrance; all ground surface is paved. There are 2 steps up to the front entrance.
* The front door opens onto the kitchen area. The light switch (103cm high) is on the left hand side of the door.
* There is a non-slip mat at the entrance.
* The floor is solid oak boards.
* On the table in the dining area is the Steading 5 Welcome Book, which has all the details about the cottage.

**Kitchen:**

* The work surface is 79cm high and 60 cm deep by the induction hob. Above the hob is an extractor unit and cupboards. There is oven accessed below the hob.
* The oven opens from the top (hinges bottom) to 180o, the lowest shelf is 90cm high
* Denby crockery is provided in the cupboards above the worktops.
* The fridge is under a worktop 92cm high with the ice-box at 78cm high and the highest shelf is 53cm.
* The sink is 79cm high and there is open access below it.
* The kitchen is lit by spotlights.
* The flooring is solid oak floor boards

**Dining Area:**

* The kitchen/dining/living areas are open plan.
* The dining table is circular and seats 4 people.
* The height of the space under the table is 67cm.
* There are 4 dining chairs with no arms and seat-pads.
* Furniture is moveable.
* The flooring is solid oak floor boards

**Living Room:**

* There are 2 x 2 seater sofas 50cm high.
* There is also an armchair 43cm high.
* There is a TV showing Freeview channels with a remote control.
* There are 2 table lamps.
* There are patio doors into the garden 108cm wide.

**Staircase**

* An open tread staircase leads up to the first floor from the living room.

**Bedroom 1:**

* Door width is 78cm.
* Two single beds are provided.
* Non feather duvets and pillows are provided.
* Towels and additional blankets are provided.
* Wardrobe with sliding doors and ample hanging space.

**Bedroom 2:**

* Door width is 78cm.
* Double bed provided.
* Non feather duvets and pillows are supplied.
* Wardrobe with hanging space.

**Bathroom:**

* Door width is 77cm
* Toilet with toilet seat 50cm high.
* Bath is provided
* Space to left of toilet is 20 cm.
* shower is over the bath
* Wash-hand basin is provided.
* Space under wash-basin is free.
* Flooring is non-slip laminate board.