

## Accessibility Statement for Steading 5 Balvatin Cottages

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### 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.
- It is flat 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 open access 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, DVD/Video player with remote controls.
- There is also a CD player.
- There is a standard lamp.

- There are patio doors into the garden 108cm wide.

#### **Bedroom 1:**

- Door width is 78cm.
- Two single beds are provided.
- Non feather duvets and pillows are provided.

#### **Bedroom 2:**

- Door width is 78cm.
- Double bed provided.
- Non feather duvets and pillows are supplied.

#### **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.