



**3 Bed  
House  
located in**

Fixed asking price  
£565,000



LOGAN PROPERTY

15 Birlinn Brae  
Strachur  
PA27 8DT

**Lounge Kitchen Diner**  
30'4" x 29'4"

**Roof Terrace**  
30'4" x 10'2"

**Garage**  
18'2" x 12'5"

**Bedroom 1**  
14'5" x 11'5"

**Bedroom 1 Ensuite**  
6'11" x 6'0"

**Bedroom 2**  
14'4" x 11'1"

**Bath. Shower Room**  
11'9" x 10'2"

**Cloakroom / WC**  
6'1" x 3'11"

**Bedroom 3**  
14'8" x 11'9"

**Utility Room**  
11'5" x 5'2"







56°N • STRACHUR • 5°W

# Fraoch • Froo-ugh

PLOT 15



Ground Floor

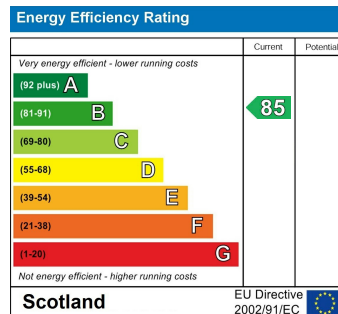


First Floor



Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Hallway	10.44 x 3.50	34'3" x 11'5"	Lounge / Kitchen / Diner	9.25 x 8.96	30'4" x 29'5"
Bedroom 1	4.41 x 3.50	14'5" x 11'5"	Roof Terrace	9.25 x 3.10	30'4" x 10'2"
Bedroom 1 En-Suite	2.73 x 1.83	9'10" x 6'	Garage	5.54 x 3.79	18'2" x 12'5"
Bedroom 2	4.37 x 3.39	14'4" x 11'2"	Internal Floor Area	175.35 m <sup>2</sup>	1887 ft <sup>2</sup>
Bath / Shower Room	3.59 x 3.10	11'9" x 10'2"	Plot Area	678 m <sup>2</sup>	7298 ft <sup>2</sup>
W.C.	1.86 x 1.20	6'1" x 3'1"			
Bedroom 3	4.48 x 3.60	14'8" x 11'10"			
Utility Room	3.49 x 1.60	11'5" x 5'3"			

Floor plan used for illustration purposes only and may not be to scale.



## DIRECTIONS

## CONTACT

61 Bread St  
Edinburgh  
Modlothian  
EH3 9AH

E: hello@logan-property.co.uk  
T: 01312 102020  
logan-property.co.uk

