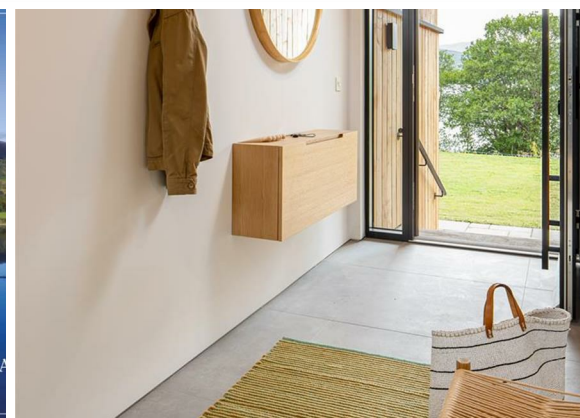


**4 Bed
House
located in**

Asking price
£590,000



LOGAN PROPERTY

7 Birlinn Brae
Strachur
PA27 8DT

Lounge / Kitchen / Diner
30'3" x 21'7"

Bedroom 1
15'8" x 15'1"

Bedroom 1 Ensuite
8'6" x 7'9"

Utility
6'6" x 5'10"

Cloakroom / WC
6'6" x 4'11"

Bedroom 2
13'10" x 10'11"

Bedroom 3
16'7" x 11'11"

Bedroom 4 / Study
11'5" x 10'9"

Bathroom
6'8" x 6'6"

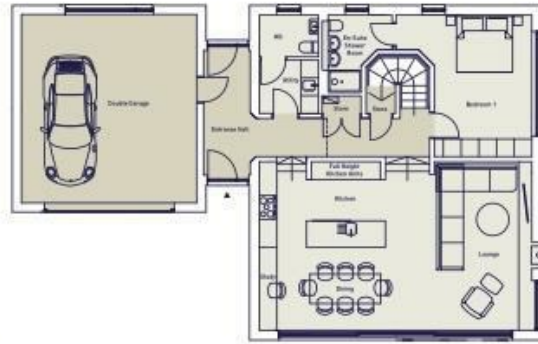
Garage
20'11" x 19'5"



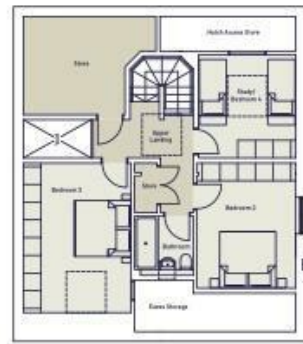


Critheann · Cree-unn

PLOT 7



Ground Floor



First Floor



Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	3.40 x 3.30	11'2" x 10'9"
Hallway	6.08 x 1.30	19'11" x 4'3"	Bedroom 2	4.24 x 3.35	14'1" x 11'
Lounge / Kitchen / Diner	9.23 x 6.60	30'3" x 21'7"	Bedroom 3	5.07 x 3.65	16'7" x 11'9"
Bedroom 1	4.80 x 4.61	15'9" x 15'2"	Study / Bedroom 4	3.50 x 3.30	11'6" x 10'9"
Bedroom 1 En-Suite	2.61 x 2.37	8'7" x 7'9"	Store	4.50 x 3.33	14'9" x 10'11"
Utility	2.00 x 1.80	6'7" x 5'11"	Bathroom	2.05 x 2.00	6'9" x 6'7"
W.C.	2.00 x 1.52	6'7" x 4'11"	Store	1.68 x 0.76	5'5" x 2'6"
Store	1.31 x 0.60	2'3" x 2'			
Under Stair Store	1.99 x 0.90	6'7" x 2'11"			
			Garage	6.38 x 5.94	20'11" x 19'6"
			Internal Floor Area	199.6 m ²	2148 ft ²
			Plot Area	1382 m ²	14876 ft ²

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

DIRECTIONS

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