



**3 Bed
House
located in**

Fixed asking price
£565,000



LOGAN PROPERTY

Ubhal, 16 Birlinn
Brae
Strachur
PA27 8DT



Lounge Kitchen Diner

30'4" x 29'4"

Step into a bright and spacious open-plan living kitchen, thoughtfully designed to make the most of natural light and stunning loch views. Expansive glazing floods the space with daylight, creating a warm and welcoming atmosphere throughout the day.

The modern kitchen blends seamlessly with the living and dining areas, offering both functionality and style—perfect for everyday living or entertaining. High-quality fittings, clean lines, and ample storage combine with generous work surfaces to create a practical yet elegant space.

Large sliding doors open directly onto a private balcony, extending your living space outdoors. From here, enjoy uninterrupted views over Loch Fyne—ideal for morning coffee, sunset dining, or simply soaking in the peaceful surroundings.

Whether you're hosting guests or enjoying quiet evenings by the fire, this beautifully designed space is the heart of the home.

Roof Terrace

30'4" x 10'2"

The open-plan living space extends seamlessly onto a private balcony, accessed through full-height sliding doors. This elevated outdoor area offers the perfect spot to relax and take in the uninterrupted views across Loch Fyne. Whether enjoying morning coffee or evening sunsets, the balcony provides a tranquil vantage point to appreciate the beauty of the surrounding landscape—bringing the outdoors into everyday living.

Garage

18'2" x 12'5"

The property benefits from an integral garage, providing secure, weatherproof parking and convenient internal access to the home. Spacious and practical, the garage also offers excellent additional storage for outdoor equipment, bikes, tools, or seasonal items. Its direct connection to the main hallway enhances everyday functionality, particularly during colder months or when unloading shopping.

Bedroom 1

14'5" x 11'5"

The principal bedroom is a spacious and serene retreat, designed with comfort and functionality in mind. Featuring built-in wardrobes, it offers ample storage while maintaining a clean, uncluttered aesthetic. The room benefits from plenty of natural light and a peaceful outlook, creating a calm and restful atmosphere.

Bedroom 1 Ensuite

6'11" x 6'0"

A stylish en-suite shower room adds convenience and privacy, finished to a high standard with contemporary fixtures and fittings.

Bedroom 2

14'4" x 11'1"

The second double bedroom is generously sized, bright and comfortable, this room offers flexibility for use as a guest bedroom or relaxing retreat. Large windows ensure plenty of natural light, creating a welcoming and airy atmosphere.

Bath. Shower Room

11'9" x 10'2"

The bathroom is thoughtfully designed with both style and practicality in mind. It features a spacious, separate large shower cubicle, offering a luxurious and convenient space



for refreshing showers. Complemented by contemporary fixtures and a sleek finish, the room also includes a bathtub, vanity unit, and ample storage, creating a bright and functional space for everyday use.

Cloakroom / WC

6'1" x 3'11"

The cloakroom is a practical and stylish addition, conveniently located for guests and daily use. It features a modern WC and washbasin, finished with clean lines and quality fixtures. Compact yet thoughtfully designed, it offers essential facilities without compromising on space or comfort.

Bedroom 3

14'8" x 11'9"

The third bedroom is a comfortable double-sized room, offering plenty of space for versatile use. Whether as a guest room, study, or children's bedroom, it provides a bright and airy environment with ample room for furniture and storage. Large windows allow natural light to fill the space, enhancing its welcoming and flexible nature.



Utility Room

11'5" x 5'2"

The utility room provides a practical and efficient space for laundry and additional household tasks. Equipped with plumbing and ample work surfaces, it comfortably accommodates space for both washing and drying appliances. With plenty of storage for cleaning supplies and everyday essentials, this well-appointed room helps keep the main living areas clutter-free and organised.

55°N • STRACHUR • 5°W

Ubhal • Ooo-all

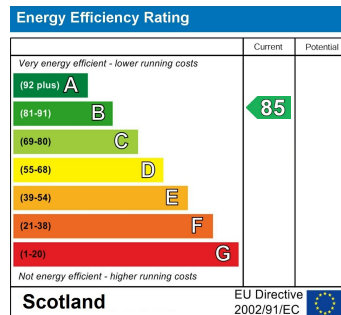
PLOT 16



Ground Floor	Metres	Feet & Inches
Entrance Hallway	10.44 x 3.50	34'3" x 11'5"
Bedroom 1	4.41 x 3.50	14'5" x 11'5"
Bedroom 1 En-Suite	2.13 x 1.83	6'10" x 6'
Bedroom 2	4.37 x 3.39	14'4" x 11'2"
Bath / Shower Room	3.59 x 3.10	11'9" x 10'2"
W.C.	1.86 x 1.20	6'1" x 3'11"
Bedroom 3	4.48 x 3.60	14'8" x 11'10"
Utility room	3.49 x 1.60	11'5" x 5'3"

First Floor	Metres	Feet & Inches
Lounge / Kitchen / Diner	9.25 x 8.96	30'4" x 29'5"
Roof Terrace	9.25 x 3.10	30'4" x 10'2"
Garage	5.54 x 3.79	18'2" x 12'5"
Internal Floor Area	175.35 m ²	1887 ft ²
Plot Area	574 m ²	6179 ft ²

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



DIRECTIONS

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