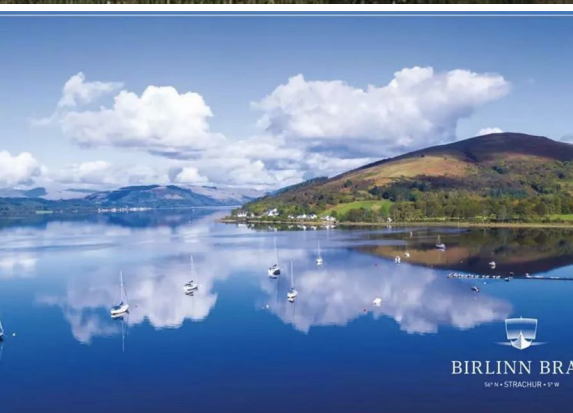




## 3 Bed House - Detached located in

Prices from  
£540,000



Critheann 7 & Fraoch  
15 Birlinn Brae  
Strachur  
PA27 8DT



### Location

Strachur sits on the shores of Loch Fyne, Cowal Peninsula, Argyll and Bute in Scotland's West Coast. The village is a beautiful 1hr 30min drive from the centre of Glasgow via Loch Lomond, Loch Long and the "Rest and be Thankful". The site borders Loch Lomond & The Trossachs National Park and sits in / looks over "the best of Loch and Land". Set on a gently sloping site immediately adjacent to and overlooking Loch Fyne, this location also offers a rich environment for outdoor pursuits.

### Communications

- Roads; the A886 leads South to Inver, Otter Ferry, Tighnabruaich and the South Cowal peninsular. The A815 leads North to the A83 (Inveraray, Glasgow etc) and East to Dunoon and beyond.
- Buses stop in the village and are available to all local destinations.
- Ferries from Dunoon (CalMac & Western) cross the Clyde estuary (25minutes) to Gourock and from there a 30-minute drive accesses Glasgow Airport.
- Trains are also available from Gourock direct to Glasgow.

### Specification

**Super-Structure :** Robust and highly energy efficient building frame of steel and timber frame panels sitting on a reinforced concrete raft foundation. There are high levels of thermal insulation, zinc standing seam roof covering and timber framed double glazed windows / external doors. Chimney stacks are constructed with elongated artisan brick. All overlaid with natural Larch.

**Heating and Hot water :** Air source heat pumps (externally located) provide highly energy efficient hot water (with storage tank) and heating (transmitted throughout the property via underfloor heating). In addition, there is a modern, glass fronted log burning stove located within the lounge / kitchen / dining space.

**Uniquely luxurious kitchens :** Kitchens and utility rooms in each house have been individually designed to take advantage of Birlinn Brae's unique spaces. Soft closing doors / drawers; powerful extract systems; solid oak worktops, lacquered doors, tiled splashbacks and AEG integrated appliances. As the Shakers said... "A place for everything and everything in its place" we believe the practicability of our kitchen designs are exceeded only by the quality of their aesthetic.

**Beautiful bathrooms :** Each bathroom and en-suite match classic sanitary and brassware with carefully considered tiling. Concealed cisterns and wall mounted toilet pans. There are heated towel rails and coordinated accessories of robe hooks, wall mounted toilet roll holders and shampoo shelves.

**Outstanding quality :** Finishes, fixtures and fittings match the standard set

by Birlinn Brae's architecture and the surrounding natural environment. High levels of acoustic and thermal insulation; large format floor tiles throughout the ground floor, oak flooring (upstairs); painted, solid core, grooved panel doors with quality Japanned door furniture; grooved feature wall panelling, feature and task LED light fittings; flush / screwless socket and switch plates and soft-tone coloured walls...all combine in a harmony designed to provide a fully uplifting environmental experience.

**Ready to entertain :** New cabling throughout means your Sky receiver, Smart HDTV and home cinema system plug straight in. CAT 6 network and telephone points are provided. There is also a nominated receiver security alarm and "double knock" fire / smoke / CO2 detection and alarm system.

**Garages :** Electric up-and-over doors (with remote control) provide vehicle access. Each garage (other than Fraoch and Ubhal properties) has a large slotted, double glazed window and door linked access to the main house hallway. They are thermally insulated and have 4No stylish light fittings, power socket and independent electrical distribution board ready for an Electric Vehicle Charging point installation.

Confirm the details of each individual home prior to reservation.

### Property Overview

No. 7 Critheann Overview

Natural Scottish Larch clad houses in reference to the Traditional 'Birlinn' galleys of Somerled, Lord of the Isles. Metal roofs in further nautical homage, in varying shades of grey and red emulating the slate and red tin roofs of west coast cottages and barns.

Split level to sit sympathetically into the existing site contours. The entry sequence from the entrance passageways to living rooms are calculated to create drama as steps and rising ceiling heights culminate in a spectacular open-plan living room with patio doors opening onto lochside views.

Under the dual-pitch roof, the bedroom level upstairs is glimpsed from below via a balustraded landing overlooking the entry hall. A wood-burning stove in an inglenook on the south gable provides a living heart for the home. Roofspaces incorporate generous storage 'gunnels'. Natural materials, Air-Source heat pumps, underfloor heating and high insulation levels ensure cutting-edge sustainability credentials.

No. 15 Fraoch & No. 16 Ubhal Overview

Natural Scottish Larch clad houses in reference to the Traditional 'Birlinn' galleys of Somerled, Lord of the Isles. Metal roofs in further nautical homage of tin roofs of west coast cottages and barns.



These two landmark villas mark the transition from the existing village to the new development. This being an 'upside-down' style house for elevated views to the loch, a wood-burning stove sits at the heart of the first-floor living room with patio doors opening onto a luxurious private external terrace.

Bedrooms and internal garage downstairs are grouped around a top-lit hallway in which an open-tread staircase beckons upwards to the light above. An external brick-clad entrance portico adds gravitas to these signature buildings.

#### Outside

#### Living Space

#### Kitchen

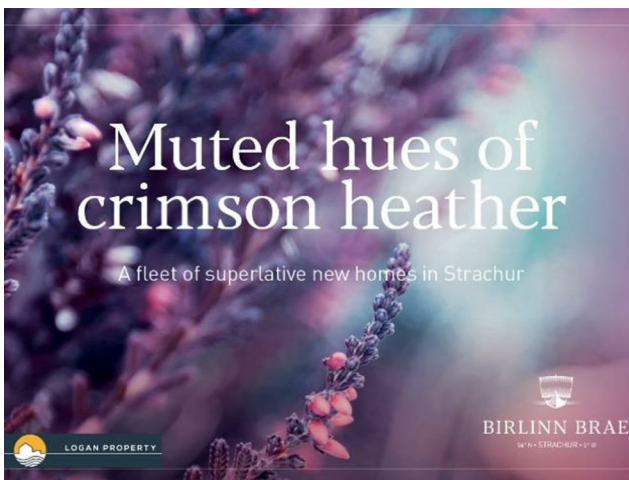
#### Utility

#### Bathroom

#### Ensuite

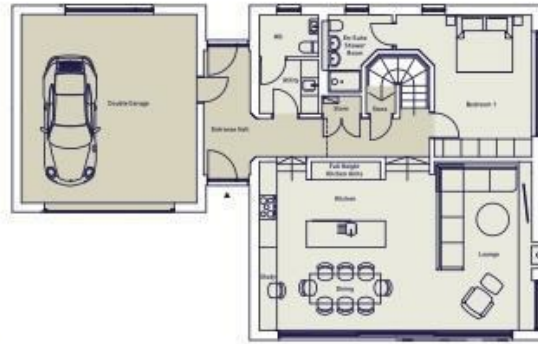
#### Balcony

#### Computer Generated Image

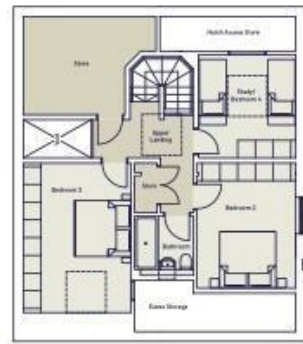


# Critheann · Cree-unn

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"			
			<b>Garage</b>	6.38 x 5.94	20'11" x 19'6"
			<b>Internal Floor Area</b>	199.6 m <sup>2</sup>	2148 ft <sup>2</sup>
			<b>Plot Area</b>	1382 m <sup>2</sup>	14876 ft <sup>2</sup>

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) <b>A</b>	<b>85</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC 		

## DIRECTIONS

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