

Birk Lodge

BIRKENHILLS, TURRIFF, AB53 8ER

Approximate Dimensions
(Taken from the widest point)

Kitchen/Diner	7.00m (23') x 6.00m (19'8")
Lounge	7.00m (23') x 5.00m (16'5")
Conservatory	3.60m (11'10") x 3.60m (11'10")
Master Bedroom	5.10m (16'9") x 4.40m (14'5")
Dressing Area	3.00m (9'10") x 2.50m (8'2")
En-suite	2.50m (8'2") x 2.00m (6'7")
Bedroom 2	5.30m (17'5") x 3.40m (11'2")
Bedroom 3	5.30m (17'5") x 3.50m (11'6")
Bathroom	2.80m (9'2") x 2.10m (6'11")
Shower Room	1.90m (6'3") x 1.70m (5'7")
Utility	4.10m (13'5") x 1.70m (5'7")
Garage	6.20m (20'4") x 5.70m (18'8")

Gross internal floor area (m²): 218m²
EPC Rating: B

