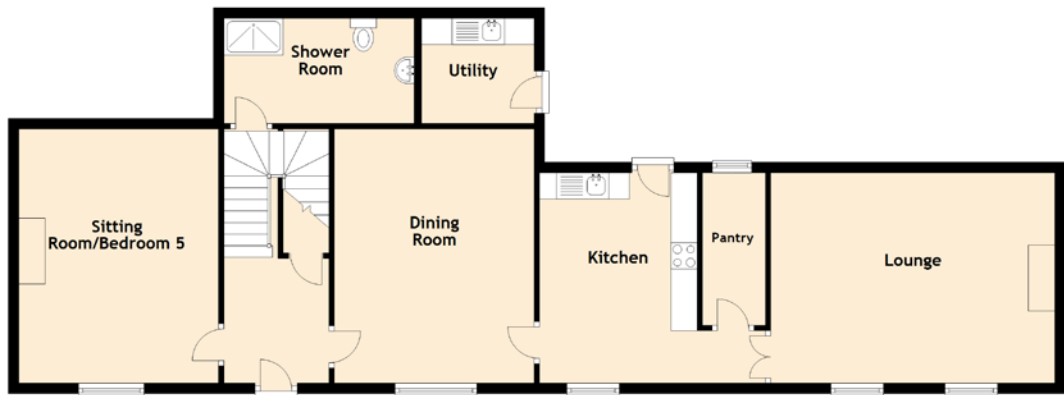


# Marine Villa, 36-38 Cullen Street

PORTSOY, AB45 2PH

Approximate Dimensions  
(Taken from the widest point)



GROUND FLOOR	
Lounge	5.40m (17'9") x 4.00m (13'1")
Sitting Room/ Bedroom 5	4.50m (14'9") x 3.80m (12'6")
Kitchen	4.00m (13'1") x 3.00m (9'10")
Dining Room	4.40m (14'5") x 3.80m (12'6")
Pantry	2.90m (9'6") x 1.20m (3'11")
Utility	2.14m (7') x 2.00m (6'7")
Shower Room	3.40m (11'2") x 2.00m (6'7")



FIRST FLOOR	
Bedroom 3	4.40m (14'5") x 3.90m (12'10")
Bedroom 4	3.90m (12'10") x 3.70m (12'2")
Study	2.99m (9'10") x 2.00m (6'7")

SECOND FLOOR	
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	3.70m (12'2") x 3.20m (10'6")

Gross internal floor area (m<sup>2</sup>): 155m<sup>2</sup>  
EPC Rating: E