



# Otterburn 1, 28 Melvaig

GAIRLOCH, ROSS-SHIRE, HIGHLAND, IV21 2EA

Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	8.18m (26'10") x 4.30m (14'1")
Conservatory	4.20m (13'9") x 2.00m (6'7")
Bedroom 1	4.50m (14'9") x 4.20m (13'9")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	2.00m (6'7") x 1.90m (6'3")
Shower Room	2.00m (6'7") x 1.33m (4'4")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: F