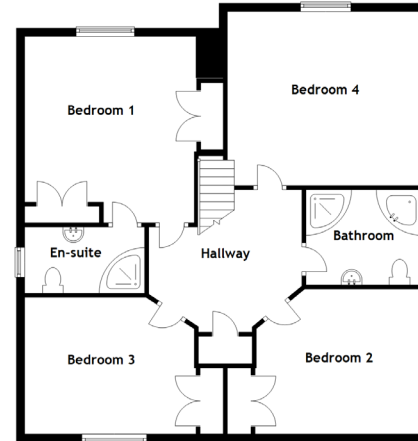
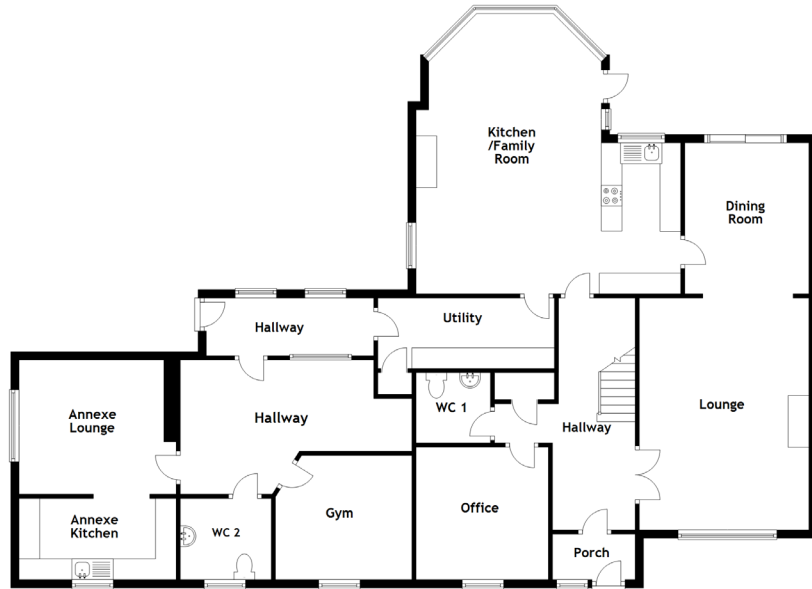


Dunbreck

CULBOKIE, DINGWALL, IV7 8GY



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.60m (18'4") x 4.10m (13'5")
Dining Room	3.60m (11'10") x 3.00m (9'10")
Kitchen/Family Room	6.90m (22'8") x 6.50m (21'4")
Utility	5.00m (16'5") x 1.70m (5'7")
Office	3.20m (10'6") x 3.20m (10'6")
Gym	3.00m (9'10") x 3.00m (9'10")
WC 1	1.80m (5'11") x 1.70m (5'7")
WC 2	2.20m (7'3") x 2.00m (6'7")

Annexe Kitchen
Annexe Lounge

3.80m (12'6") x 2.00m (6'7")
4.70m (15'5") x 3.80m (12'6")

First Floor

Bedroom 1	4.50m (14'9") x 4.10m (13'5")
En-suite	2.90m (9'6") x 1.60m (5'3")
Bedroom 2	4.00m (13'1") x 3.50m (11'6")
Bedroom 3	4.10m (13'5") x 3.30m (10'10")
Bedroom 4	4.70m (15'5") x 4.20m (13'9")
Bathroom	2.80m (9'2") x 2.30m (7'7")

Gross internal floor area (m²): 267m² | EPC Rating: D