

The Ythan

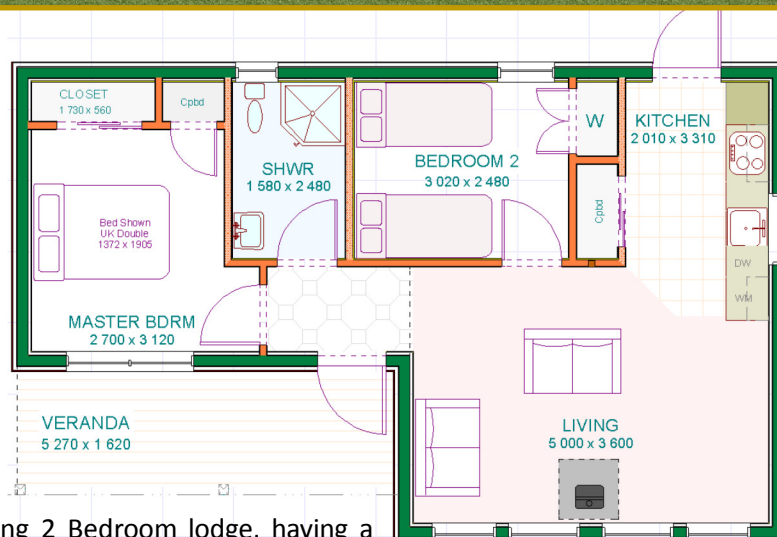
Estuary

Domestic Floor Area ¹	58.10 m ²	625 sq.ft.
Veranda/Deck	9.72 m ²	104 sq.ft.
Overall	67.82 m ²	729 sq.ft.

A Two Bedroom Lodge With Covered Veranda



Room	metres	Ft/inches
Living	5.00 x 3.60	16'5" x 11'9"
Kitchen	3.31 x 2.01	10'10" x 6'7"
Master Bed	3.12 x 2.70	10'2" x 8'10"
Bedroom	3.02 x 2.48	9'11" x 8'1"
Bathroom	2.48 x 1.58	8'1" x 5'2"
Veranda	5.27 x 1.62	17'3" x 5'4"
Frontage	10.93 m	35'11"



The **YTHAN** (*i-than*) is a very welcoming 2 Bedroom lodge, having a spacious Master Bedroom, and a second Bedroom suitable for a double or twin single beds. The property has a vaulted ceiling over the Living area, which creates a large airy space, the likes of which is generally only found in large executive homes. The glazed gable, allows panoramic views and welcomes the outside, in. And for those cosy nights, a woodburning stove can be installed where shown.

Externally, the covered veranda provides a relaxed seating area, and covered access to the entrance.

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¹ Gross FA. To External Of Structural Frame.

Sizes shown are indicative only, and no warranty is given to their specific accuracy.

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