

# ottersburn

C O U N T R Y L I V I N G • M O D E R N L I F E S T Y L E

CROCKETFORD • CASTLE DOUGLAS • DUMFRIES & GALLOWAY



Front elevations 1:100

## 3 Bedroom Linked Cottage

- **3 large double bedrooms all with fitted wardrobes and master with en-suite**
- **Upstairs bathroom**
- **Large open-plan living and dining area incorporating a well-appointed kitchen featuring french doors leading to the garden**
- **Downstairs toilet**
- **Underfloor heating downstairs**
- **Air source heat pump**
- **Staircase with oak balustrades and oak internal doors and finishings**
- **Electric Hörmann up and over garage door**

All our houses are high quality traditionally styled country homes. You will notice a feeling of solidity and light. Depending where your home is in the building process, we may be able to provide you with interior design options that help create a space that you can really call home.

We do everything we can to ensure your home is a reflection of your personality which is why, from the wall tiles to the floor covering, you can choose from a choice of different options. In fact our sales advisor will be on hand to talk you through all the ways you can create a home as individual as you are.

# 3 Bedroom Linked Cottage

with single garage

This home has a large, light open-plan living area with the addition of French doors to garden. Upstairs there are 3 spacious double rooms with the master having an en-suite.

## GROUND FLOOR

### Lounge / kitchen

8m x 4m

### Hall

5.7m x 1.7m  
(incl. stairs & at widest point)

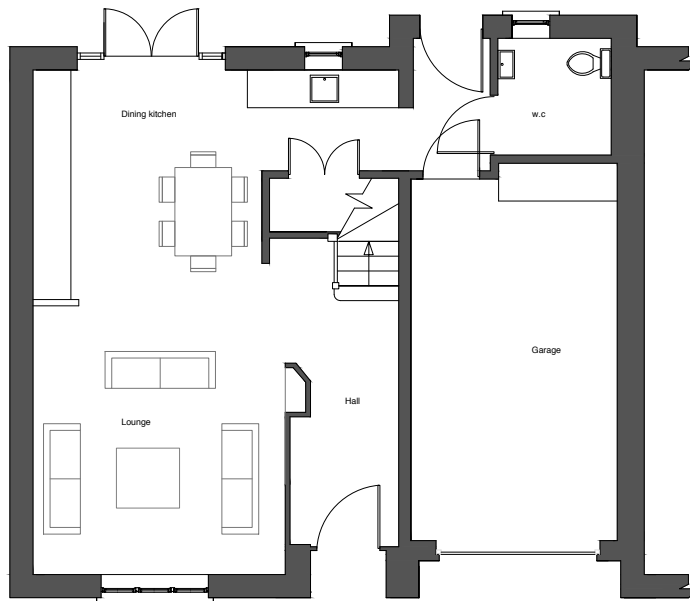
### W.C

1.8m x 1.8m

### Garage

5.9m x 3/2m

## GROUND FLOOR



## UPPER FLOOR

### Bedroom 1

3.8m x 3.6m (excl. wardrobes)

### Ensuite

1.6m x 2m

### Bedroom 2

2.6m x 3.6m (excl. wardrobes)

### Bedroom 3

5m x 3m

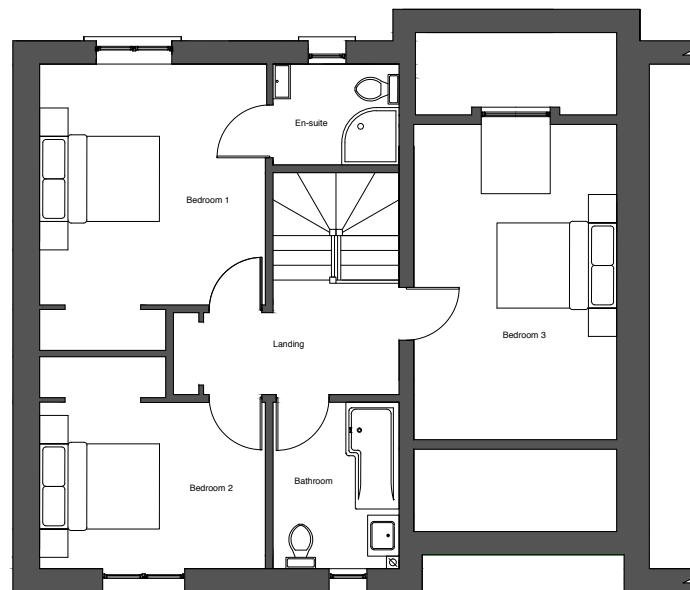
### Bathroom

2.6m x 2m

### Landing

1.7m x 3.1m (at widest point)

## UPPER FLOOR



**TOTAL FLOOR AREA: 114m<sup>2</sup>**