



The  
**Birnie**<sup>2</sup>

Two bedroom  
semi- detached house

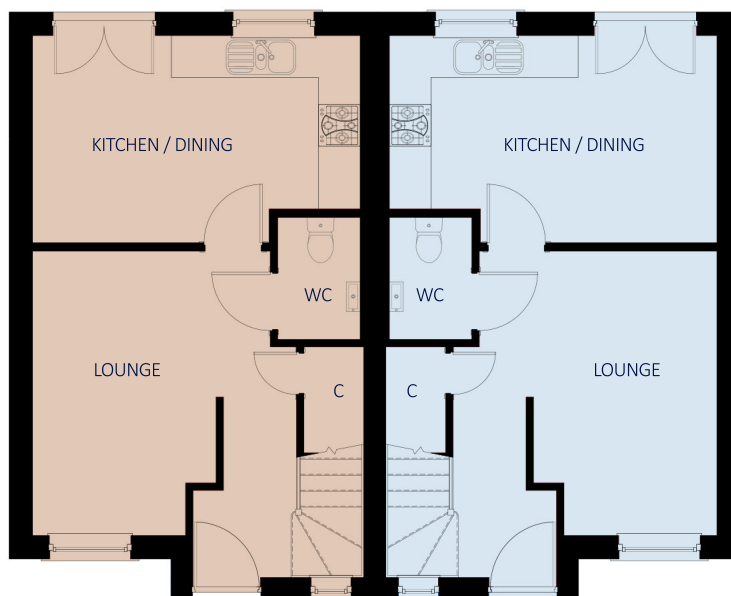
# The Birnie<sup>2</sup>

## Two bedroom semi-detached house

This two bedroom semi-detached house provides comfortable family accommodation over two levels offering a practical layout featuring a kitchen diner, spacious lounge, built in wardrobes to both bedrooms and ample storage throughout.

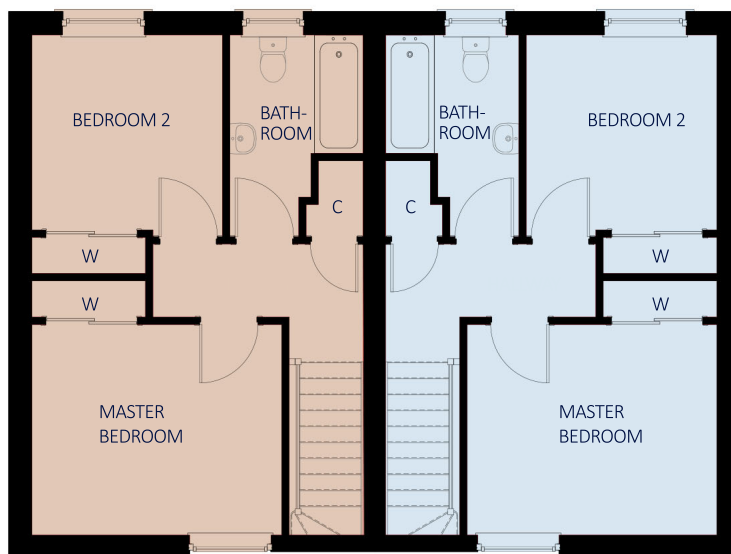
### DESIGN OPTIONS

- > Sun Lounge extension to rear
- > Separate shower enclosure to bathroom



GROUND FLOOR

Lounge	2630 x 4080	( 8' 8" x 13' 4" )
Kitchen / Dining	4700 x 2970	( 15' 5" x 9' 9" )
WC	1185 x 1750	( 3' 11" x 5' 9" )



FIRST FLOOR

Master Bedroom	3580 x 3020	( 11' 9" x 9' 11" )
Bedroom 2	2735 x 2890	( 8' 11" x 9' 6" )
Bathroom	1910 x 2890	( 6' 3" x 9' 6" )



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All room sizes are approximate and may vary due to nature of construction. The above details do not form any part of a contract and are for illustration purposes only. Housetype illustrations are indicative, elevational treatments may vary dependant on development, location and specification.