



# BIRLINN BRAE

56° N • STRACHUR • 5° W





## Birlinn Brae

There she is.  
Standing proud, in her enchanting landscape,  
Waiting for us.

We draw closer,  
Muted hues of crimson heather and warm terracotta  
Blaze in the sunlight.

Calmness and solitude,  
Where thoughts flow and we breathe deeply.  
The place we leave the worries of everyday life behind,  
She sings of a simpler time.

Helping us find our way – guiding and protecting,  
Our safe haven – sheltering us.

Storms may rage,  
But the home fire burns bright  
Beckoning, inviting us to stay  
She is our gathering place,  
The place we feel happiest.

Here, the living is good  
The best of everything from loch and land  
Where we live life to the fullest  
And make our time count.

Craftsmen bringing age-old traditions to life using modern technology,  
Shaped by the past, built for the future.  
This is somewhere very special.

The vessel of our dreams,  
She is Birlinn Brae and she is home.

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## Location

Strachur sits on the shores of Loch Fyne, Cowal Peninsula, Argyll and Bute in Scotland's West Coast.

The village is a beautiful 1hr 30min drive from the centre of Glasgow via Loch Lomond, Loch Long and the "Rest and be Thankful". The site borders Loch Lomond & The Trossachs National Park and sits in / looks over "the best of Loch and Land".

### Communications

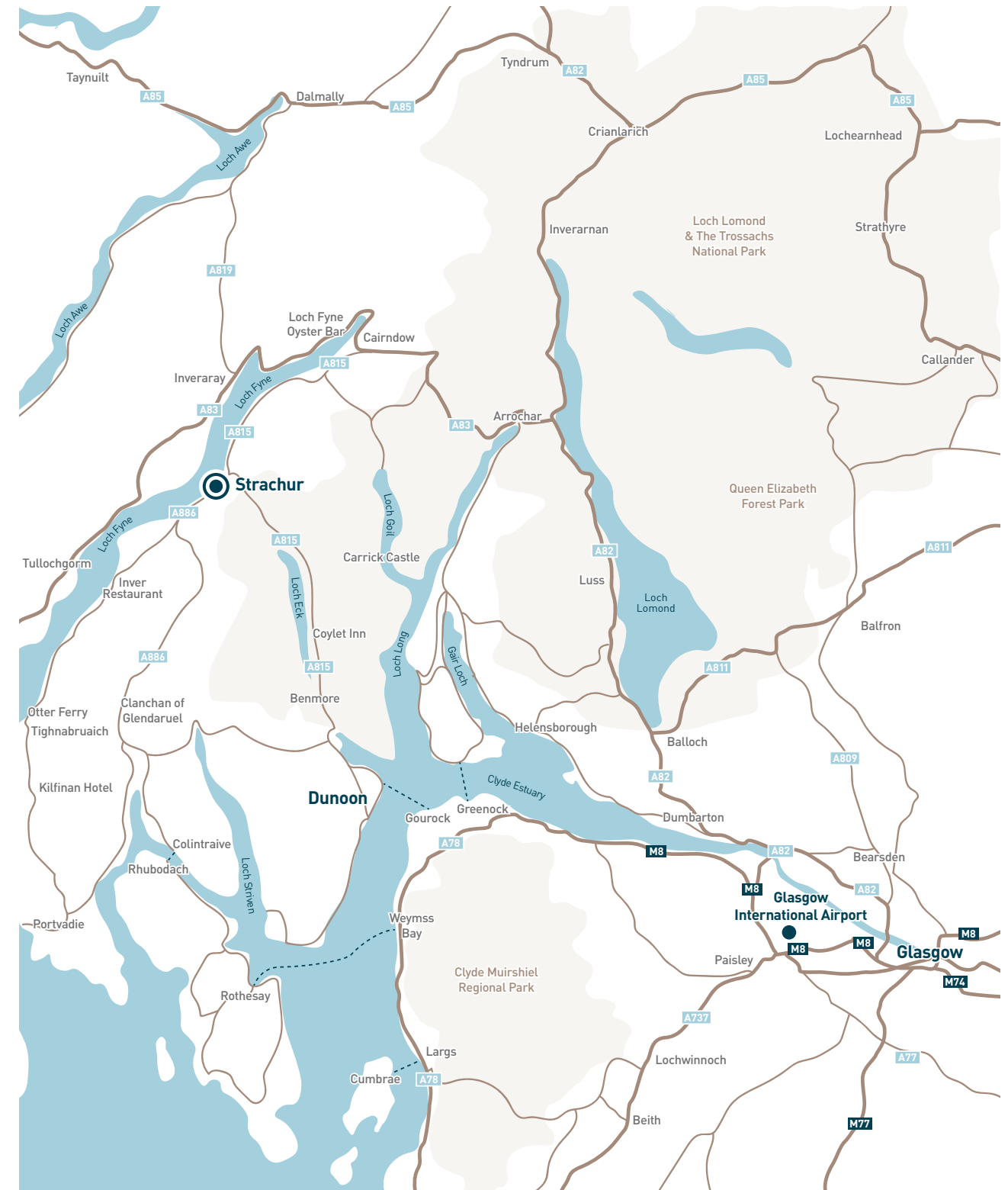
Roads; the A886 leads South to Inver, Otter Ferry, Tighnabruaich and the South Cowal peninsular. The A815 leads North to the A83 (Inveraray, Glasgow etc) and East to Dunoon and beyond.

Buses stop in the village and are available to all local destinations.

Ferries from Dunoon (CalMac & Western) cross the Clyde estuary (25minutes) to Gourock and from there a 30-minute drive accesses Glasgow Airport.

Trains are also available from Gourock direct to Glasgow.

Set on a gently sloping site immediately adjacent to and overlooking Loch Fyne, this location also offers a rich environment for outdoor pursuits.





## Discover Strachur

Strachur, once a ferry port to Inveraray, has a resident population of approximately 750 people, a vibrant village with so much to see and do.

**Village amenities within walking distance are:**

**Post Office / Shop / Café** (Out of the Blue) which is immediately opposite Birlinn Brae.

**The Strachur Medical Practice** offering GP services as well as a dispensing practice.

**Strachur Primary School** for students between 3 – 12 years of age.

**Strachur petrol** filling station with convenience store.

**The Creggans Inn Hotel** / bar and restaurant (with MacPhunn whisky).

**The Clachan Bar** with drinks and dining.

**Pontoon / moorings** at

“Strachur Bay Moorings Association”

There are two churches and a village hall.

### Nearby amenities

Dunoon, 20 minutes’ drive, offers: - supermarkets, ironmongery, off-licences, bakers, butchers, fishmonger, tradesmen, cinema, fast food take-a-way outlets, a leisure centre/ swimming pool, chemists, gift shops, garages and the annual Cowal Highland Games.

**Restaurants / Bars** nearby include – Inver (Michelin starred), Loch Fyne Oyster Bar, The Coylet Inn, Oyster Catcher, Kilfinan Hotel, Portavadie, The Colintrave Hotel.

**Castles** nearby include those at Inveraray, Carrick Castle, Inver (Castle Lachlan), MacEwan, Arkinglas House and Benmore.

**Natural amenities** to visit include Puck’s Glen, Benmore gardens and Arkinglas Wooded Garden. There are, of course, umpteen hills to be walked, beaches to be paddled and waters, both fresh and sea, to be swam.

Anglers can enjoy both sea and game fishing in near proximity. Sailors and cruisers can set-off directly from Strachur. Shooting, stalking, sub-aqua diving and many other recreational pursuits are all available in the immediate environs.

One is limited only by ones’ imagination.





## Our Inspiration

Birlinn Brae land was formerly crofted and provided both arable and livestock produce to its original owners, the MacLennan family, over several generations.

In developing new homes on this site, we have sought to maintain strong elements of tradition while introducing the best of new material and technology. Our governing design philosophy for the project can be summarised as follows:

- All recognisable connotations of 'suburban' housing to be avoided as much as possible in favour of imagery more redolent of 'rural', 'semi-rural', or 'frontier' living.
- Ancient subconscious symbols of settlement (iron-age roundhouses, highland black houses) to be evoked through tent-like roofs and chimneys. Although wishing to blend with the surrounding village, a unique common character, a shared visual language, to give the houses their own sense of community and enclosure.

Our solution to the above is to use three basic interspersed house types, dual pitched roof, hipped roof, and villa form, whose differing relationships to the road are generated by practical issues of path gradients and garages.

Thus, a 'filter of variation' is introduced across the site to avoid regimentation and emulate instead the natural randomness of an evolved village.

The design proposals seek to realise that a home in the country is about outlook but also about its internal environment. One significant driver for this scheme is to position the hearth at the heart of the home, which all life can orientate around. It celebrates the romantic idea of juxtaposing a cold blistering storm outside with a warm glowing fire inside - something well understood in Scotland. The architecture therefore makes a point of allowing the hearth, and its chimney to characterise its appearance. The chimney is seen as a motif, from which numerous variations have been created in order to form an identity for the scheme.

The solutions take their basic form from the picturesque and vernacular character of the Scottish crofters' cottage. The design then seeks to reinterpret archetypal features in order to produce a new architectural resolution.

### Further key design parameters are:

- To damage as little possible the existing views towards the loch that are currently enjoyed by the houses to the east road above the site.
- To capture views to the loch for the new houses in such a way that each house is as unaware and unobstructed as possible by its neighbours.
- To ensure that views into the site consistently suggest a sensitive and appropriate addition to the village.

We have chosen to answer these issues by stepping the houses into the slope (aka Brae) with a split-level plan form and one-and-a-half-storey section. This gives the living spaces facing the loch extra ceiling height for a sense of drama fitting of their setting, while allowing the sleeping spaces to the rear to present the absolute minimum elevation to the east, thus minimising their impact on the existing landscape. Our intention is to disrupt the existing contours as little as possible so that the houses will sit as naturally and seamlessly into the ground as can be achieved.

As Le Corbusier said, "the house is a machine for living".

### A house becomes a Detail-designed home by:

- Having profoundly well thought through spaces which respond to and provide for contemporary lifestyles enhancing the quality of life for those who dwell in them.
- Combining detailed space planning with a careful selection of quality materials married to fine craftsmanship ensuring a durability fit for purpose and interactive enjoyment.
- Balancing the right furniture, fixtures and fittings with colour, light and texture lifting mood and spirit to higher levels.

These are criteria employed and applied by Detail. "Birlinn Brae" and those who come to dwell there shall be the beneficiaries of this.



# Site Plan

- Plot 1 Darach - ‘Da-rugh’
- Plot 2 Calltainn - ‘Cowl-tain’
- Plot 3 Beithe - ‘Bee-herr’
- Plot 4 Feàrna - ‘Fee-yar-ner’
- Plot 5 Learag - ‘Ya-rak’
- Plot 6 Caorann - ‘Coo-dunn’
- Plot 7 Critheann - ‘Cree-unn’
- Plot 8 Cuileann - ‘Coo-lunn’
- Plot 9 Aiteann - ‘Ahh-chung’
- Plot 10 Seileach - ‘Shell-lugh’
- Plot 11 Castan - ‘Cass-tan’
- Plot 12 Iubhar - ‘Yew-word’
- Plot 13 Eidheann - ‘Ay-yung’
- Plot 14 Fìonain - ‘Fee-onan’
- Plot 15 Fraoch - ‘Froo-ugh’
- Plot 16 Ubhal - ‘Ooo-all’

Site plan used for illustration purposes only and may not be to scale.\*





# Aiteann • Calltainn • Caorann Critheann • Eidheann • Feàrna • Fionain

Natural Scottish Larch clad houses in reference to the Traditional 'Birlinn' galleys of Somerled, Lord of the Isles. Metal roofs in further nautical homage, in varying shades of grey and red emulating the slate and red tin roofs of west coast cottages and barns.

Split level to sit sympathetically into the existing site contours. The entry sequence from the entrance passageways to living rooms are calculated to create drama as steps and rising ceiling heights culminate in a spectacular open-plan living room with patio doors opening onto lochside views.

Under the dual-pitch roof, the bedroom level upstairs is glimpsed from below via a balustraded landing overlooking the entry hall.

A wood-burning stove in an inglenook on the south gable provides a living heart for the home. Roofspaces incorporate generous storage 'gunnels'. Natural materials, Air-Source heat pumps and high insulation levels ensure cutting-edge sustainability credentials.

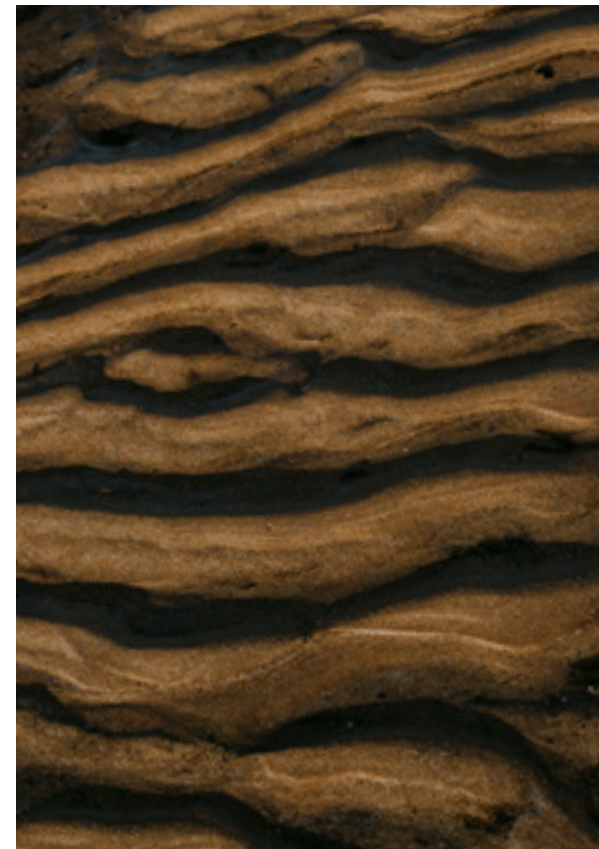
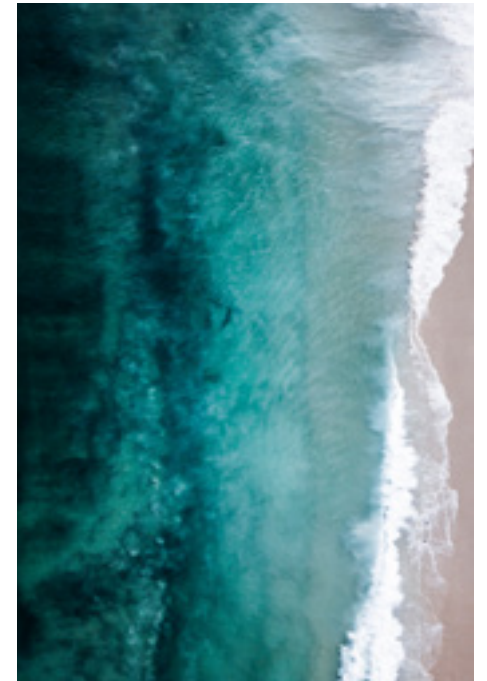




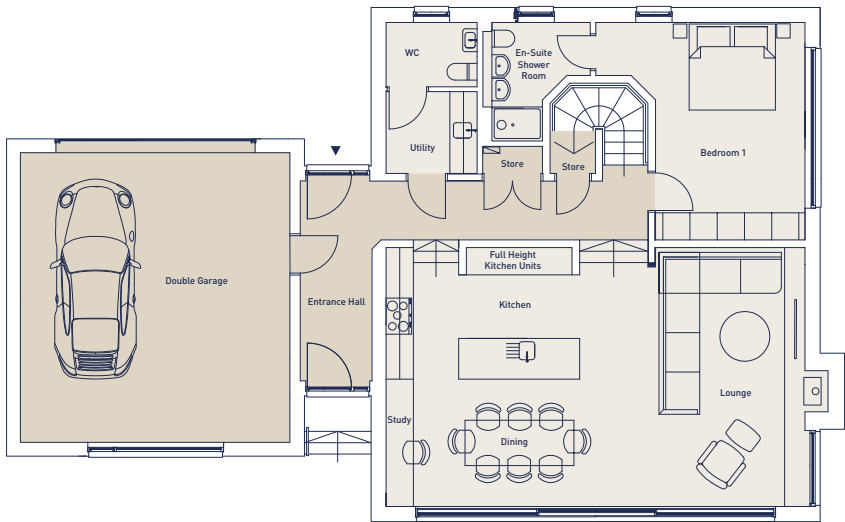


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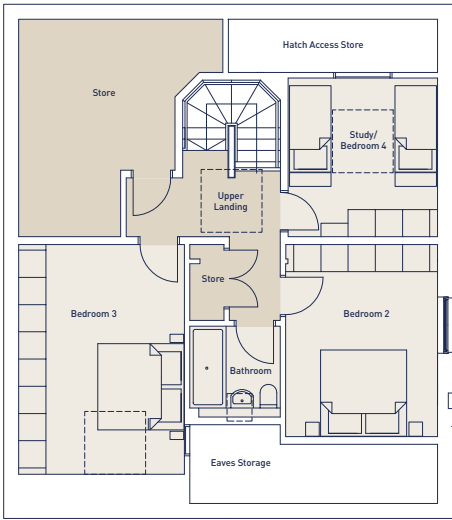


# Calltainn • Cowl-tain

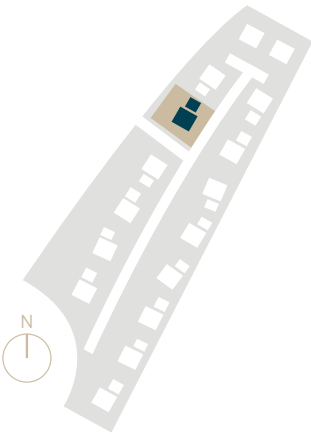
PLOT 2



Ground Floor



First Floor

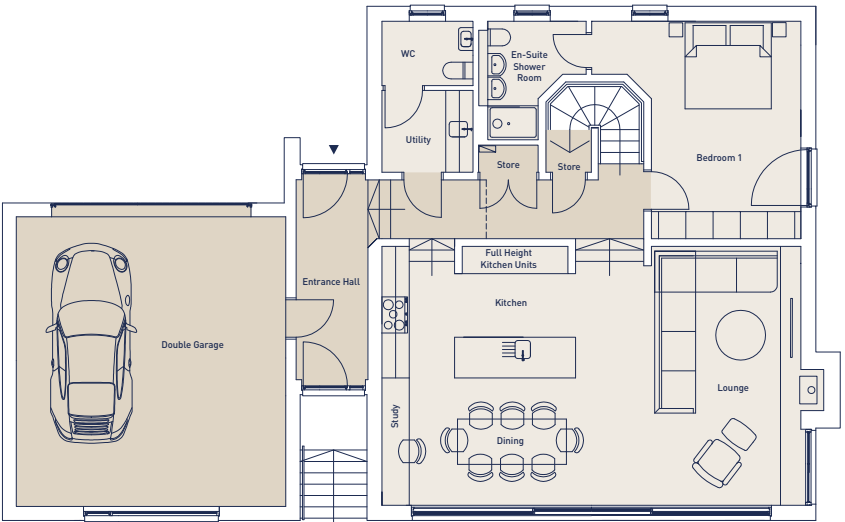


Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	3.40 x 3.30	11'2" x 10'9"
Hallway	6.08 x 1.30	19'11" x 4'3"	Bedroom 2	4.24 x 3.35	14'1" x 11'
Lounge / Kitchen / Diner	9.23 x 6.60	30'3" x 21'7"	Bedroom 3	5.07 x 3.65	16'7" x 11'9"
Bedroom 1	4.80 x 4.61	15'9" x 15'2"	Study / Bedroom 4	3.50 x 3.30	11'6" x 10'9"
Bedroom 1 En-Suite	2.61 x 2.37	8'7" x 7'9"	Store	4.50 x 3.33	14'9" x 10'11"
Utility	2.00 x 1.80	6'7" x 5'11	Bathroom	2.05 x 2.00	6'9" x 6'7"
W.C.	2.00 x 1.52	6'7" x 4'11"	Store	1.68 x 0.76	5'5" x 2'6"
Store	1.31 x 0.60	2'3" x 2'	<b>Internal Floor Area</b>	199.6 m <sup>2</sup>	2148 ft <sup>2</sup>
Under Stair Store	1.99 x 0.90	6'7" x 2'11"	<b>Garage</b>	6.38 x 5.94	20'11" x 19'6"
			<b>Plot Area</b>	661 m <sup>2</sup>	7115 ft <sup>2</sup>

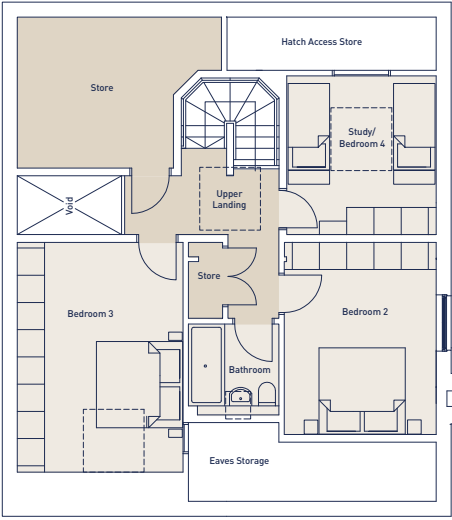
Floor plan used for illustration purposes only and may not be to scale.\*

# Feàrna • Fee-yar-ner

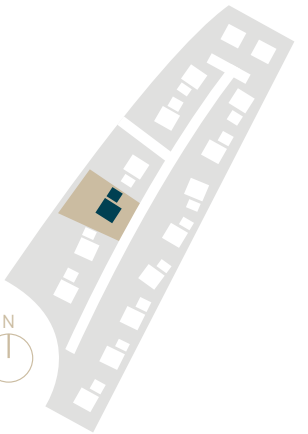
PLOT 4



Ground Floor



First Floor

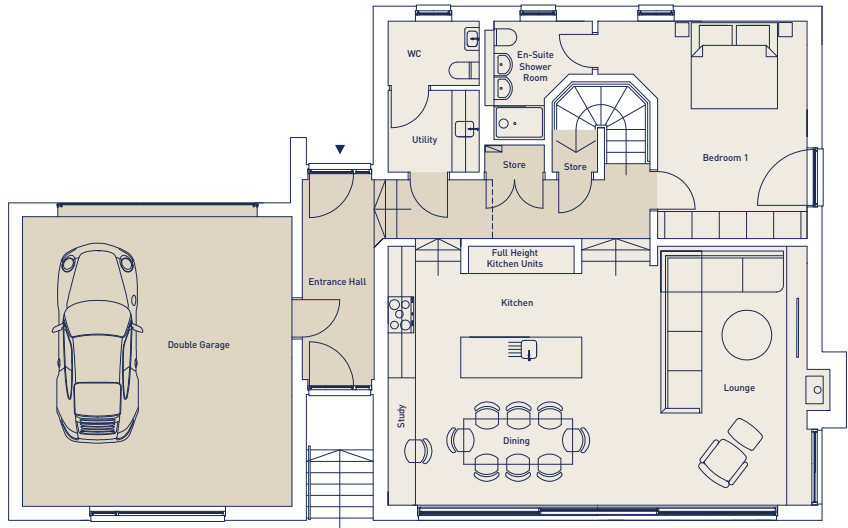


Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	3.40 x 3.30	11'2" x 10'9"
Hallway	6.08 x 1.30	19'11" x 4'3"	Bedroom 2	4.24 x 3.35	14'1" x 11'
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Bedroom 1	4.80 x 4.61	15'9" x 15'2"	Study / Bedroom 4	3.50 x 3.30	11'6" x 10'9"
Bedroom 1 En-Suite	2.61 x 2.37	8'7" x 7'9"	Store	4.50 x 3.33	14'9" x 10'11"
Utility	2.00 x 1.80	6'7" x 5'11	Bathroom	2.05 x 2.00	6'9" x 6'7"
W.C.	2.00 x 1.52	6'7" x 4'11"	Store	1.68 x 0.76	5'5" x 2'6"
Store	1.31 x 0.60	2'3" x 2'	<b>Internal Floor Area</b>	200.5 m <sup>2</sup>	2158 ft <sup>2</sup>
Under Stair Store	1.99 x 0.90	6'7" x 2'11"	<b>Garage</b>	6.38 x 5.94	20'11" x 19'6"
			<b>Plot Area</b>	975.6 m <sup>2</sup>	10501 ft <sup>2</sup>

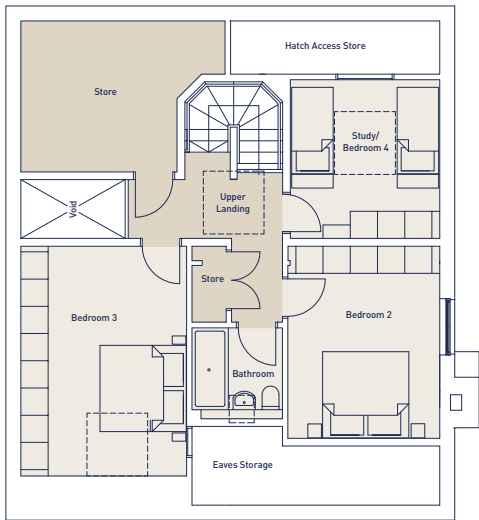
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# Caorann • Coo-dunn

PLOT 6



Ground Floor



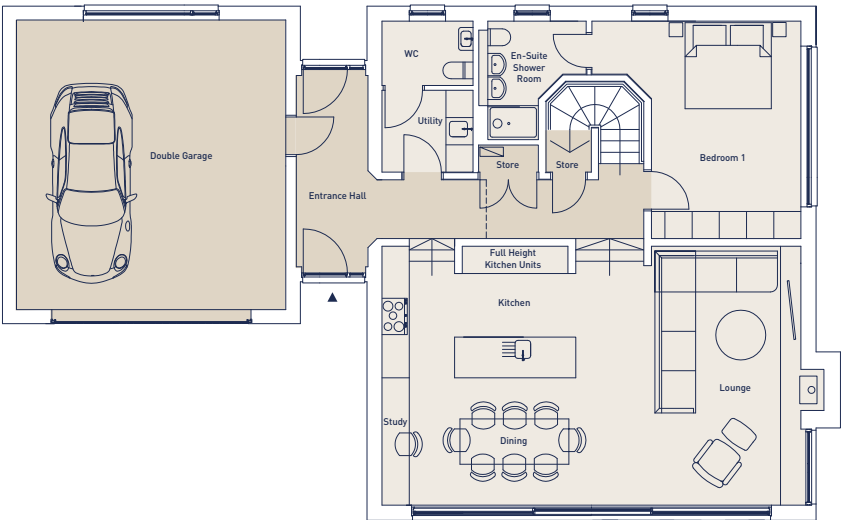
First Floor

Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	3.40 x 3.30	11'2" x 10'9"
Hallway	6.08 x 1.30	19'11" x 4'3"	Bedroom 2	4.24 x 3.35	14'1" x 11'
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Bedroom 1	4.80 x 4.61	15'9" x 15'2"	Study / Bedroom 4	3.50 x 3.30	11'6" x 10'9"
Bedroom 1 En-Suite	2.61 x 2.37	8'7" x 7'9"	Store	4.50 x 3.33	14'9" x 10'11"
Utility	2.00 x 1.80	6'7" x 5'11	Bathroom	2.05 x 2.00	6'9" x 6'7"
W.C.	2.00 x 1.52	6'7" x 4'11"	Store	1.68 x 0.76	5'5" x 2'6"
Store	1.31 x 0.60	2'3" x 2'			
Under Stair Store	1.99 x 0.90	6'7" x 2'11"			
			<b>Internal Floor Area</b>	200.5 m <sup>2</sup>	2158 ft <sup>2</sup>
			<b>Garage</b>	6.38 x 5.94	20'11" x 19'6"
			<b>Plot Area</b>	1254.8 m <sup>2</sup>	13506 ft <sup>2</sup>

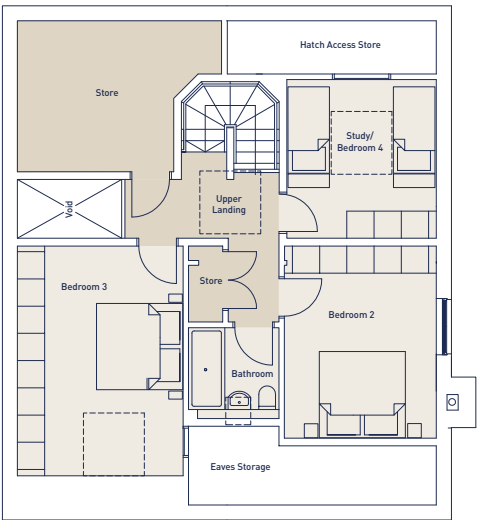
Floor plan used for illustration purposes only and may not be to scale.\*

# Critheann • Cree-unn

PLOT 7



Ground Floor



First Floor

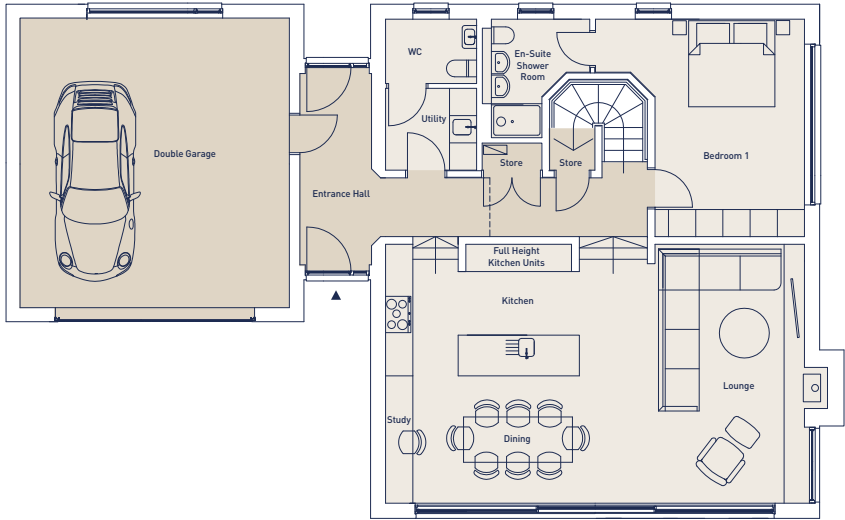
Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	3.40 x 3.30	11'2" x 10'9"
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Bedroom 1	4.80 x 4.61	15'9" x 15'2"	Study / Bedroom 4	3.50 x 3.30	11'6" x 10'9"
Bedroom 1 En-Suite	2.61 x 2.37	8'7" x 7'9"	Store	4.50 x 3.33	14'9" x 10'11"
Utility	2.00 x 1.80	6'7" x 5'11	Bathroom	2.05 x 2.00	6'9" x 6'7"
W.C.	2.00 x 1.52	6'7" x 4'11"	Store	1.68 x 0.76	5'5" x 2'6"
Store	1.31 x 0.60	2'3" x 2'			
Under Stair Store	1.99 x 0.90	6'7" x 2'11"			
			<b>Internal Floor Area</b>	199.6 m <sup>2</sup>	2148 ft <sup>2</sup>
			<b>Garage</b>	6.38 x 5.94	20'11" x 19'6"
			<b>Plot Area</b>	1382 m <sup>2</sup>	14876 ft <sup>2</sup>

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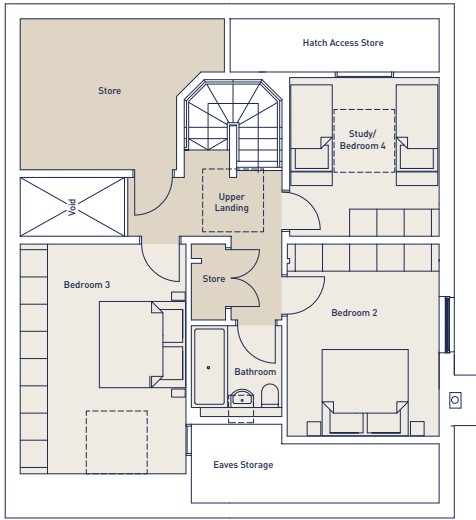


# Aiteann • Ahh-chung

PLOT 9



Ground Floor



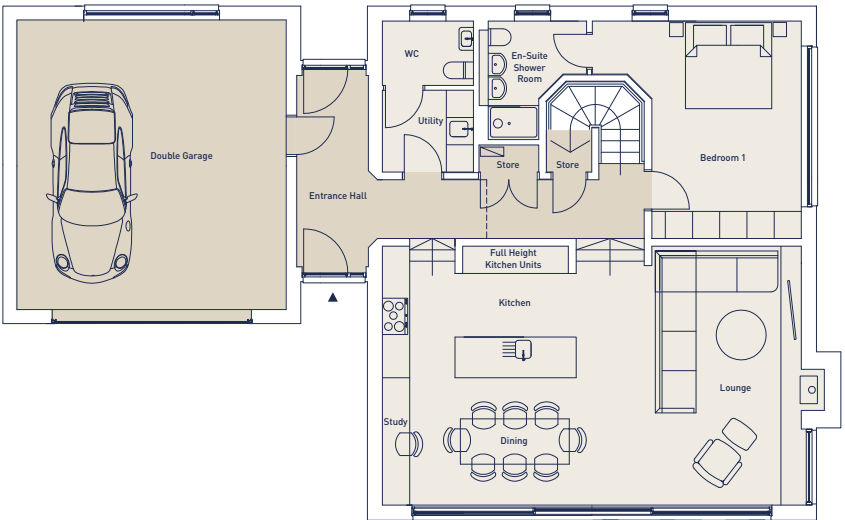
First Floor

Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	3.40 x 3.30	11'2" x 10'9"
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Utility	2.00 x 1.80	6'7" x 5'11	Bathroom	2.05 x 2.00	6'9" x 6'7"
W.C.	2.00 x 1.52	6'7" x 4'11"	Store	1.68 x 0.76	5'5" x 2'6"
Store	1.31 x 0.60	2'3" x 2'	<b>Internal Floor Area</b>		
Under Stair Store	1.99 x 0.90	6'7" x 2'11"		199.6 m <sup>2</sup>	2148 ft <sup>2</sup>
			<b>Garage</b>	6.38 x 5.94	20'11" x 19'6"
			<b>Plot Area</b>	770 m <sup>2</sup>	8288 ft <sup>2</sup>

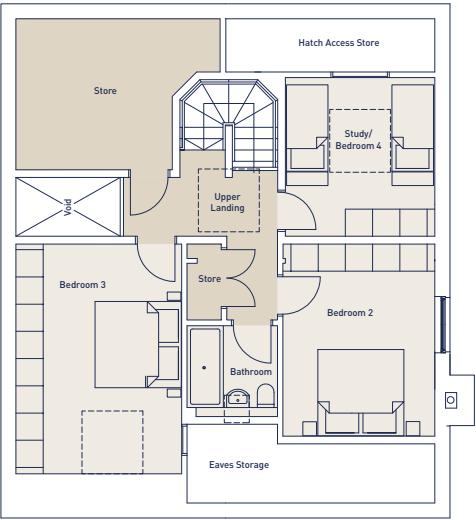
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# Eidheann • Ay-yung

PLOT 13



Ground Floor



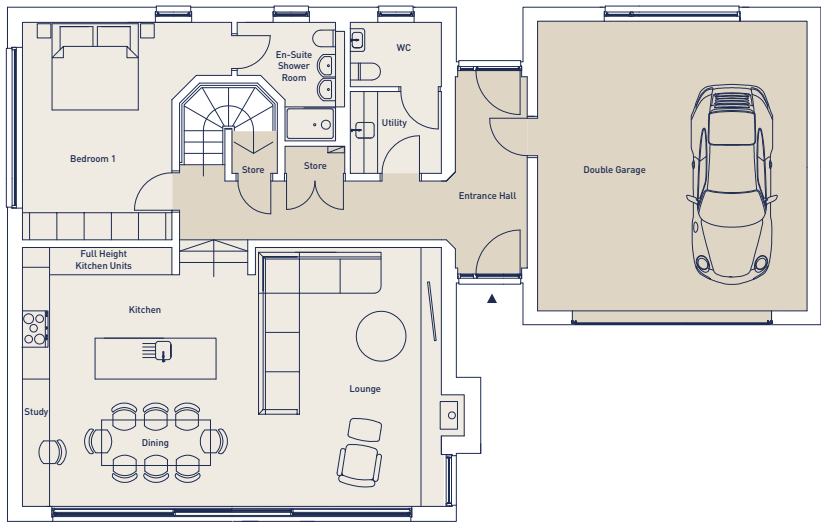
First Floor

Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
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W.C.	2.00 x 1.52	6'7" x 4'11"	Store	1.68 x 0.76	5'5" x 2'6"
Store	1.31 x 0.60	2'3" x 2'	<b>Internal Floor Area</b>		
Under Stair Store	1.99 x 0.90	6'7" x 2'11"		199.6 m <sup>2</sup>	2148 ft <sup>2</sup>
			<b>Garage</b>	6.38 x 5.94	20'11" x 19'6"
			<b>Plot Area</b>	674 m <sup>2</sup>	7255 ft <sup>2</sup>

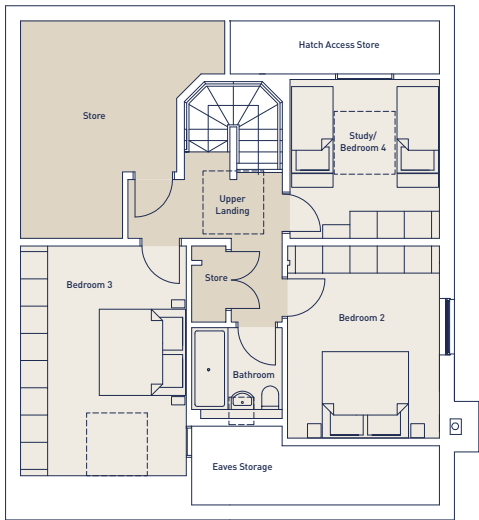
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# Fionain • Fee-onan

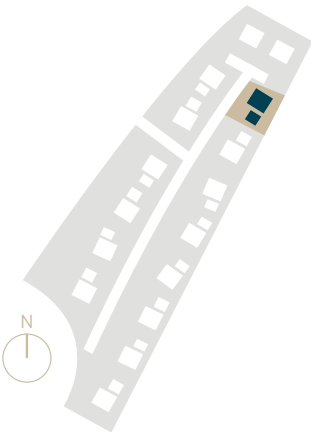
PLOT 14



Ground Floor



First Floor



Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	3.40 x 3.30	11'2" x 10'9"
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W.C.	2.00 x 1.52	6'7" x 4'11"	Store	1.68 x 0.76	5'5" x 2'6"
Store	1.31 x 0.60	2'3" x 2'			
Under Stair Store	1.99 x 0.90	6'7" x 2'11"			
			Internal Floor Area	199.6 m <sup>2</sup>	2148 ft <sup>2</sup>
			Garage	6.38 x 5.94	20'11" x 19'6"
			Plot Area	530 m <sup>2</sup>	5705 ft <sup>2</sup>

Floor plan used for illustration purposes only and may not be to scale.\*





## Beithe • Castan • Cuileann • Darach Iubhar • Learag • Seileach

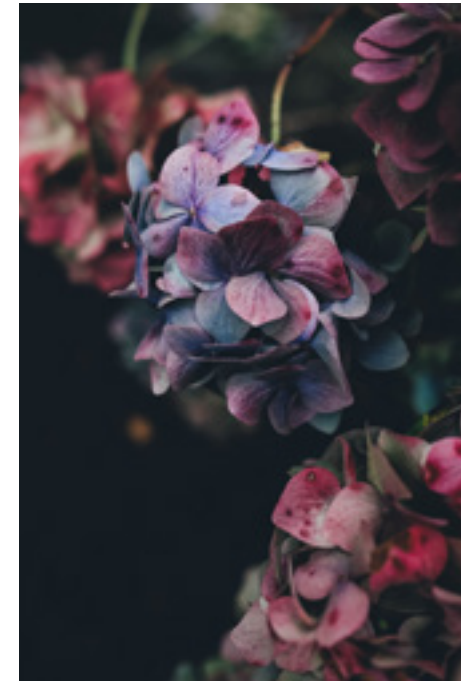
Natural Scottish Larch clad houses in reference to the Traditional 'Birlinn' galleys of Somerled, Lord of the Isles. Metal roofs in further nautical homage, in varying shades of grey and red emulating the slate and red tin roofs of west coast cottages and barns.

Split level to sit sympathetically into the existing site contours. The entry sequence from the entrance passageways to living rooms are calculated to create drama as steps and rising ceiling heights culminate in a spectacular open-plan living room with patio doors opening onto lochside views.

The open-tread staircase to the upper level affords glimpses right through the building towards the loch, while light filters down from the hipped pyramidal roof above.

The bedroom level upstairs features a small study gallery, seated from where the loch itself, as well as the living room below, can be viewed. A doubled-sided wood-burning stove in the centre of the house provides a living heart for the home.

Roofspaces incorporate generous storage 'gunnels'. Natural materials, Air-Source heat pumps and high insulation levels ensure cutting-edge sustainability credentials.



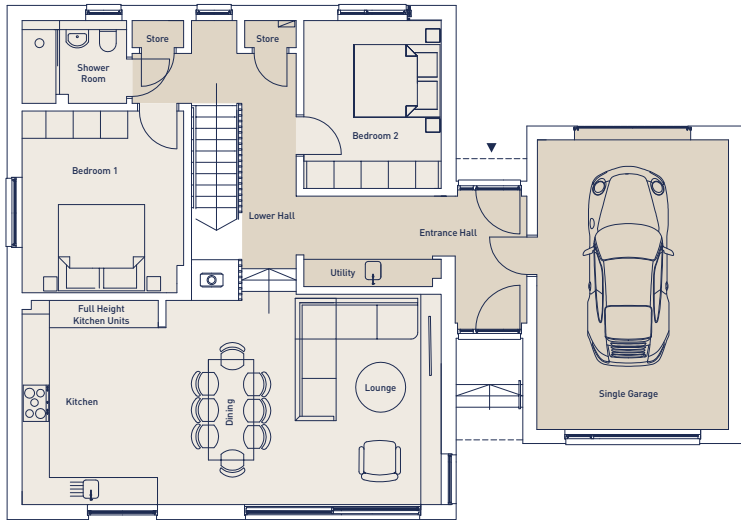




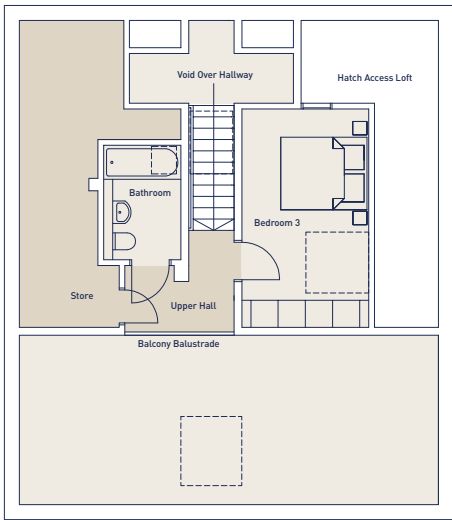


# Darach • Da-rugh

PLOT 1



Ground Floor



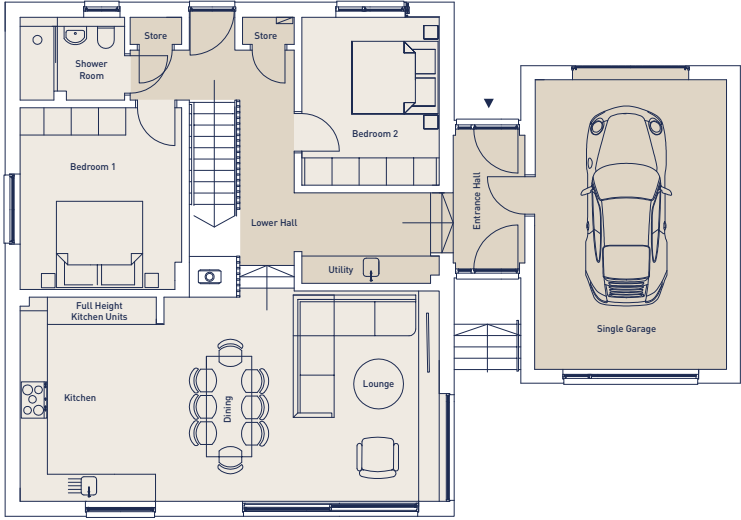
First Floor

Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	2.41 x 2.24	7'10" x 7'4"
Hallway	4.74 x 4.70	15'7" x 15'5"	Bedroom 3	4.82 x 2.80	15'9" x 9'2"
Lounge / Kitchen / Diner	9.23 x 4.50	30'3" x 14'9"	Bathroom	2.53 x 1.71	8'4" x 5'7"
Bedroom 1	4.05 x 3.56	13'3" x 11'8"	Store	4.83 x 2.20	15'9" x 7'3"
Bedroom 2	3.70 x 3.03	12'2" x 9'11"			
Shower Room	2.30 x 1.82	7'7" x 6'	<b>Internal Floor Area</b>	160.2 m <sup>2</sup>	1724 ft <sup>2</sup>
Utility Recess	3.03 x 0.70	9'11" x 2'3"	<b>Garage</b>	6.38 x 3.41	20'11" x 10'5"
Store	1.00 x 0.60	3'3" x 2'	<b>Plot Area</b>	525 m <sup>2</sup>	5651 ft <sup>2</sup>

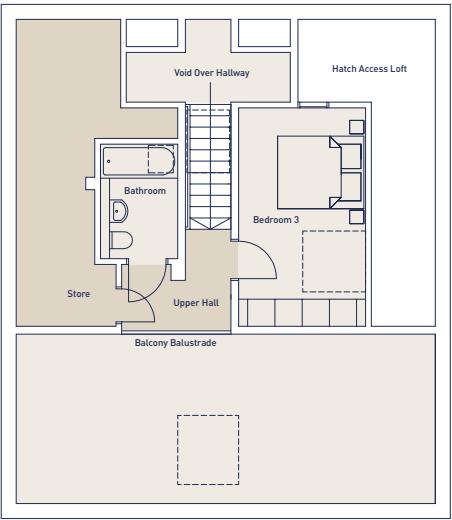
Floor plan used for illustration purposes only and may not be to scale.\*

# Beithe • Bee-herr

PLOT 3



Ground Floor



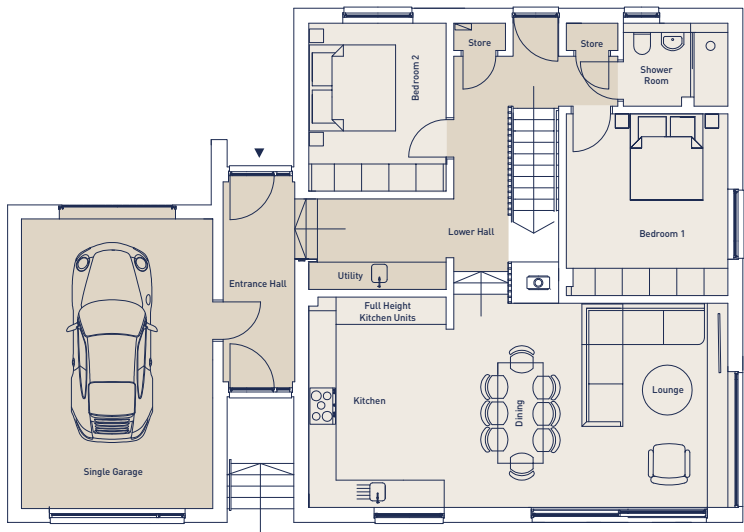
First Floor

Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	2.41 x 2.24	7'10" x 7'4"
Hallway	4.74 x 4.70	15'7" x 15'5"	Bedroom 3	4.82 x 2.80	15'9" x 9'2"
Lounge / Kitchen / Diner	9.23 x 4.50	30'3" x 14'9"	Bathroom	2.53 x 1.71	8'4" x 5'7"
Bedroom 1	4.05 x 3.56	13'3" x 11'8"	Store	4.83 x 2.20	15'9" x 7'3"
Bedroom 2	3.70 x 3.03	12'2" x 9'11"			
Shower Room	2.30 x 1.82	7'7" x 6'	<b>Internal Floor Area</b>	160.2 m <sup>2</sup>	1724 ft <sup>2</sup>
Utility Recess	3.03 x 0.70	9'11" x 2'3"	<b>Garage</b>	6.38 x 3.41	20'11" x 10'5"
Store	1.00 x 0.60	3'3" x 2'	<b>Plot Area</b>	813.7 m <sup>2</sup>	88759 ft <sup>2</sup>

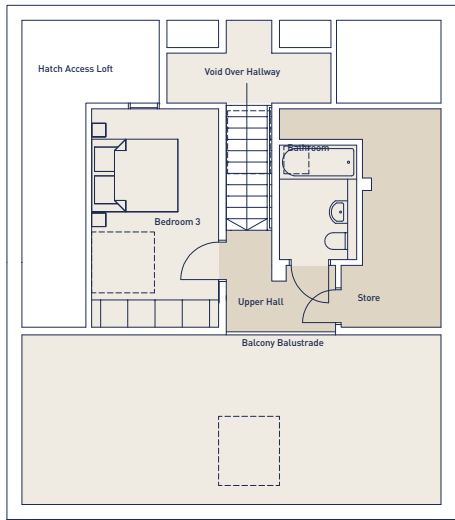
Floor plan used for illustration purposes only and may not be to scale.\*

# Learag • Ya-rak

PLOT 5



Ground Floor



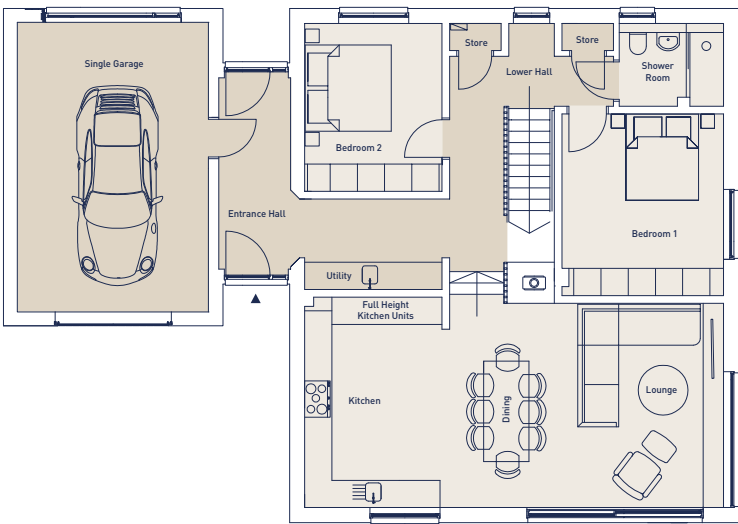
First Floor

Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	2.41 x 2.24	7'10" x 7'4"
Hallway	4.74 x 4.70	15'7" x 15'5"	Bedroom 3	4.82 x 2.80	15'9" x 9'2"
Lounge / Kitchen / Diner	9.23 x 4.50	30'3" x 14'9"	Bathroom	2.53 x 1.71	8'4" x 5'7"
Bedroom 1	4.05 x 3.56	13'3" x 11'8"	Store	4.83 x 2.20	15'9" x 7'3"
Bedroom 2	3.70 x 3.03	12'2" x 9'11"			
Shower Room	2.30 x 1.82	7'7" x 6'	<b>Internal Floor Area</b>	163.3 m <sup>2</sup>	1758 ft <sup>2</sup>
Utility Recess	3.03 x 0.70	9'11" x 2'3"	<b>Garage</b>	6.38 x 3.41	20'11" x 10'5"
Store	1.00 x 0.60	3'3" x 2'	<b>Plot Area</b>	910.8 m <sup>2</sup>	9804 ft <sup>2</sup>

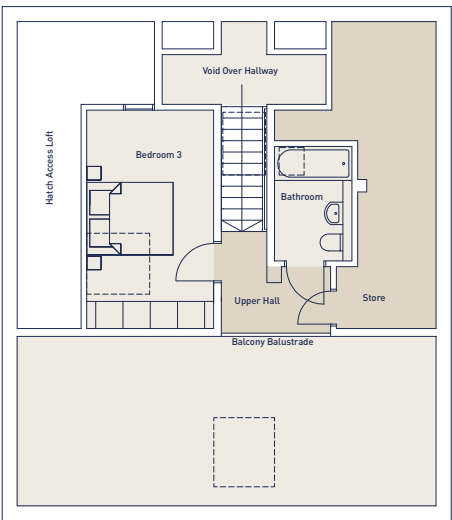
Floor plan used for illustration purposes only and may not be to scale.\*

# Cuileann • Coo-lunn

PLOT 8



Ground Floor



First Floor

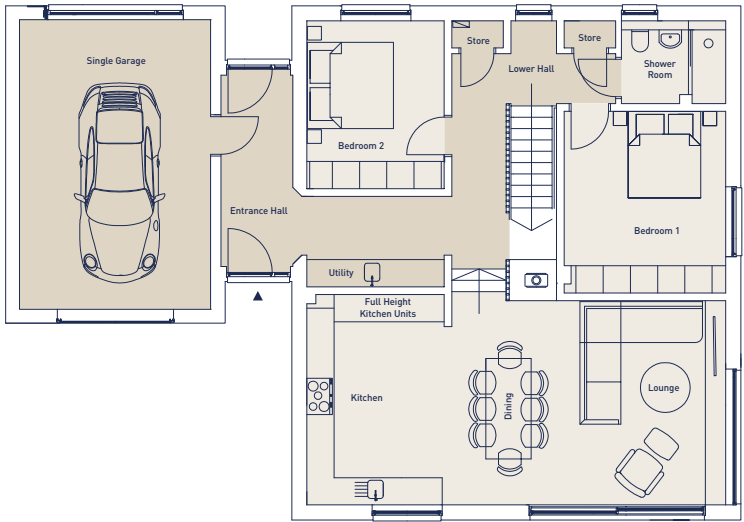
Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	2.41 x 2.24	7'10" x 7'4"
Hallway	4.74 x 4.70	15'7" x 15'5"	Bedroom 3	4.82 x 2.80	15'9" x 9'2"
Lounge / Kitchen / Diner	9.23 x 4.50	30'3" x 14'9"	Bathroom	2.53 x 1.71	8'4" x 5'7"
Bedroom 1	4.05 x 3.56	13'3" x 11'8"	Store	4.83 x 2.20	15'9" x 7'3"
Bedroom 2	3.70 x 3.03	12'2" x 9'11"			
Shower Room	2.30 x 1.82	7'7" x 6'	<b>Internal Floor Area</b>	162.9 m <sup>2</sup>	1753 ft <sup>2</sup>
Utility Recess	3.03 x 0.70	9'11" x 2'3"	<b>Garage</b>	6.38 x 3.41	20'11" x 10'5"
Store	1.00 x 0.60	3'3" x 2'	<b>Plot Area</b>	755 m <sup>2</sup>	8127 ft <sup>2</sup>

Floor plan used for illustration purposes only and may not be to scale.\*

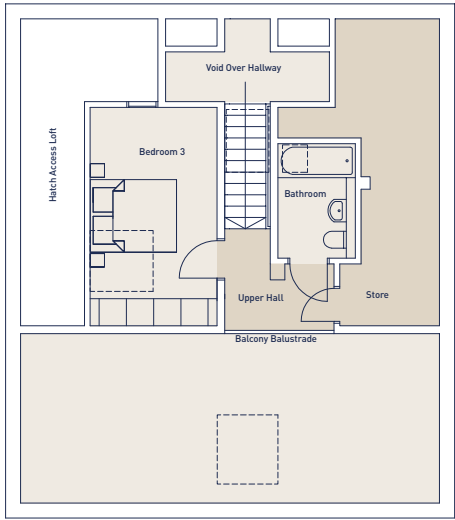


# Seileach • Shell-lugh

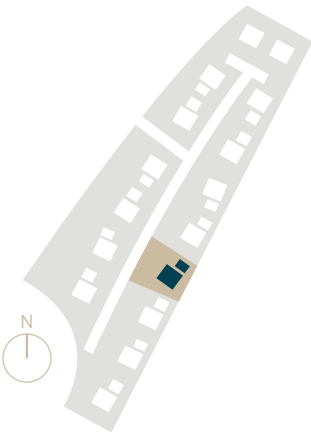
PLOT 10



Ground Floor



First Floor

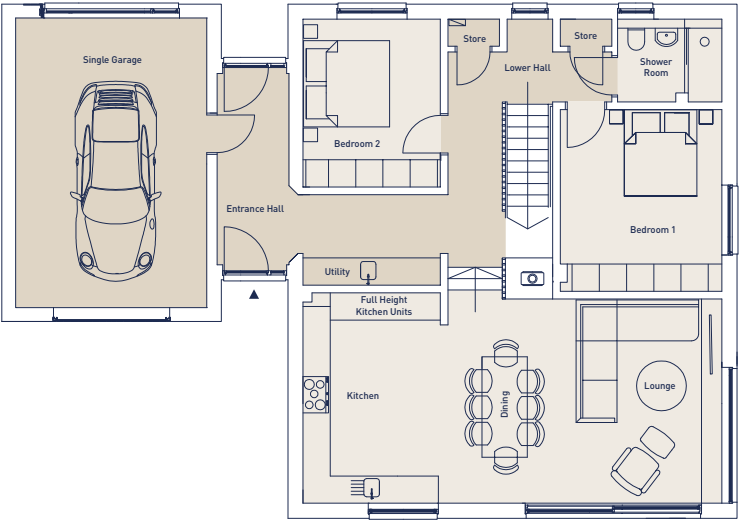


Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	2.41 x 2.24	7'10" x 7'4"
Hallway	4.74 x 4.70	15'7" x 15'5"	Bedroom 3	4.82 x 2.80	15'9" x 9'2"
Lounge / Kitchen / Diner	9.23 x 4.50	30'3" x 14'9"	Bathroom	2.53 x 1.71	8'4" x 5'7"
Bedroom 1	4.05 x 3.56	13'3" x 11'8"	Store	4.83 x 2.20	15'9" x 7'3"
Bedroom 2	3.70 x 3.03	12'2" x 9'11"			
Shower Room	2.30 x 1.82	7'7" x 6'	<b>Internal Floor Area</b>	162.9 m <sup>2</sup>	1753 ft <sup>2</sup>
Utility Recess	3.03 x 0.70	9'11" x 2'3"	<b>Garage</b>	6.38 x 3.41	20'11" x 10'5"
Store	1.00 x 0.60	3'3" x 2'	<b>Plot Area</b>	741 m <sup>2</sup>	7976 ft <sup>2</sup>

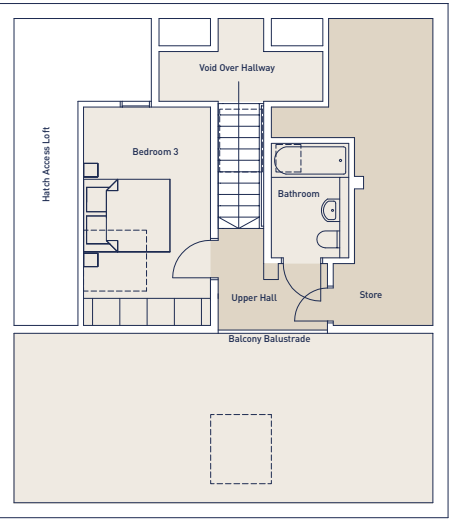
Floor plan used for illustration purposes only and may not be to scale.\*

# Castan • Cass-tan

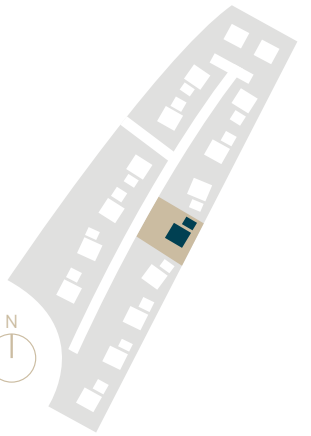
PLOT 11



Ground Floor



First Floor

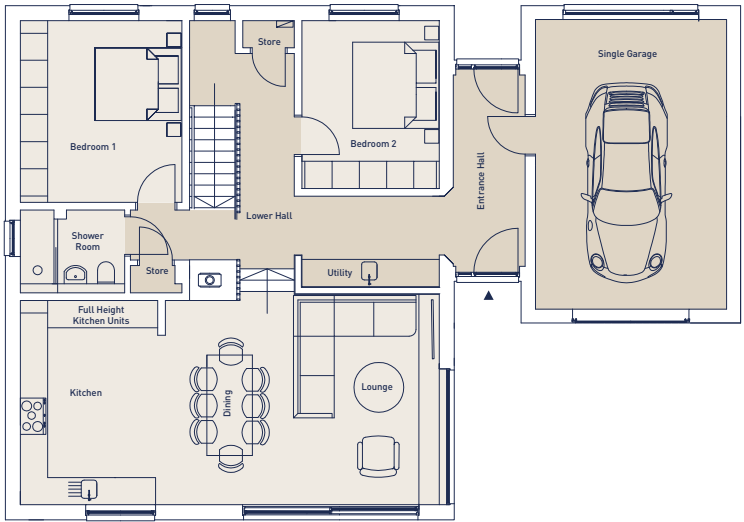


Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	2.41 x 2.24	7'10" x 7'4"
Hallway	4.74 x 4.70	15'7" x 15'5"	Bedroom 3	4.82 x 2.80	15'9" x 9'2"
Lounge / Kitchen / Diner	9.23 x 4.50	30'3" x 14'9"	Bathroom	2.53 x 1.71	8'4" x 5'7"
Bedroom 1	4.05 x 3.56	13'3" x 11'8"	Store	4.83 x 2.20	15'9" x 7'3"
Bedroom 2	3.70 x 3.03	12'2" x 9'11"			
Shower Room	2.30 x 1.82	7'7" x 6'	<b>Internal Floor Area</b>	162.9 m <sup>2</sup>	1753 ft <sup>2</sup>
Utility Recess	3.03 x 0.70	9'11" x 2'3"	<b>Garage</b>	6.38 x 3.41	20'11" x 10'5"
Store	1.00 x 0.60	3'3" x 2'	<b>Plot Area</b>	761 m <sup>2</sup>	8191 ft <sup>2</sup>

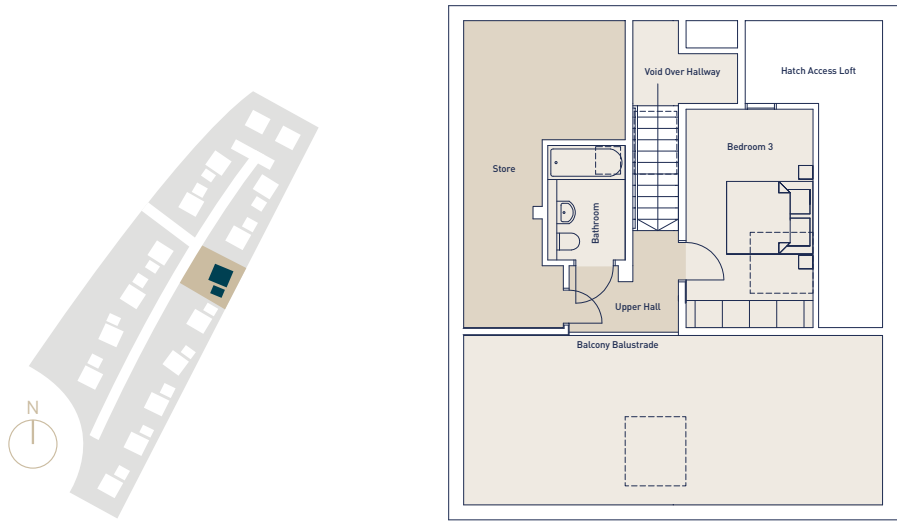
Floor plan used for illustration purposes only and may not be to scale.\*

# Iubhar • Yew-word

PLOT 12



Ground Floor



First Floor

Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Vestibule	4.48 x 1.58	14'8" x 5'2"	Upper Landing	2.41 x 2.24	7'10" x 7'4"
Hallway	4.74 x 4.70	15'7" x 15'5"	Bedroom 3	4.82 x 2.80	15'9" x 9'2"
Lounge / Kitchen / Diner	9.23 x 4.50	30'3" x 14'9"	Bathroom	2.53 x 1.71	8'4" x 5'7"
Bedroom 1	4.05 x 3.56	13'3" x 11'8"	Store	4.83 x 2.20	15'9" x 7'3"
Bedroom 2	3.70 x 3.03	12'2" x 9'11"			
Shower Room	2.30 x 1.82	7'7" x 6'			
Utility Recess	3.03 x 0.70	9'11" x 2'3"			
Store	1.00 x 0.60	3'3" x 2'			
			<b>Internal Floor Area</b>	166.2 m <sup>2</sup>	1789 ft <sup>2</sup>
			<b>Garage</b>	6.38 x 3.41	20'11" x 10'5"
			<b>Plot Area</b>	720 m <sup>2</sup>	7750 ft <sup>2</sup>

Floor plan used for illustration purposes only and may not be to scale.\*



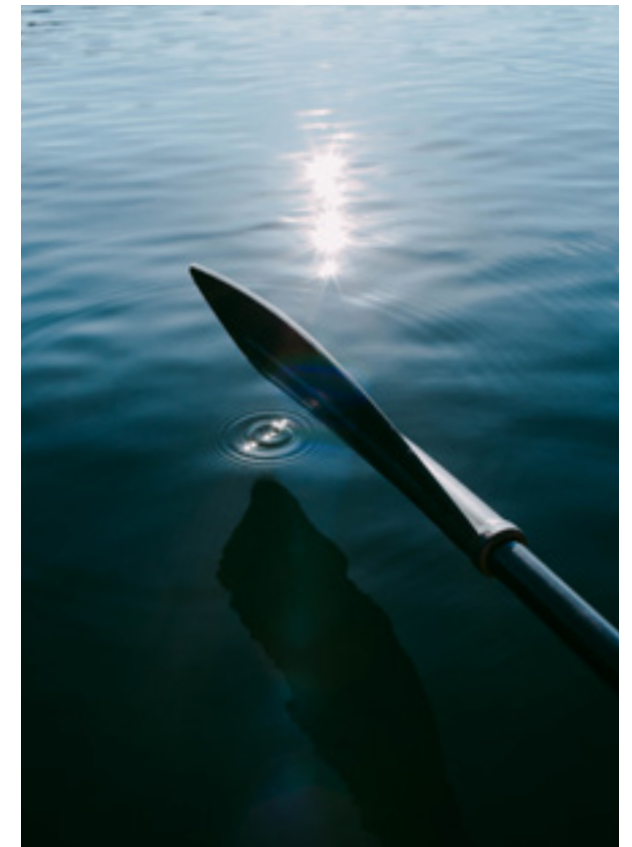


## Fraoch • Ubhal

Natural Scottish Larch clad houses in reference to the Traditional 'Birlinn' galleys of Somerled, Lord of the Isles. Metal roofs in further nautical homage of tin roofs of west coast cottages and barns.

These two landmark villas mark the transition from the existing village to the new development. This being an 'upside-down' style house for elevated views to the loch, a wood-burning stove sits at the heart of the first-floor living room with patio doors opening onto a luxurious private external terrace.

Bedrooms and internal garage downstairs are grouped around a top-lit hallway in which an open-tread staircase beckons upwards to the light above. An external brick-clad entrance portico adds gravitas to these signature buildings.



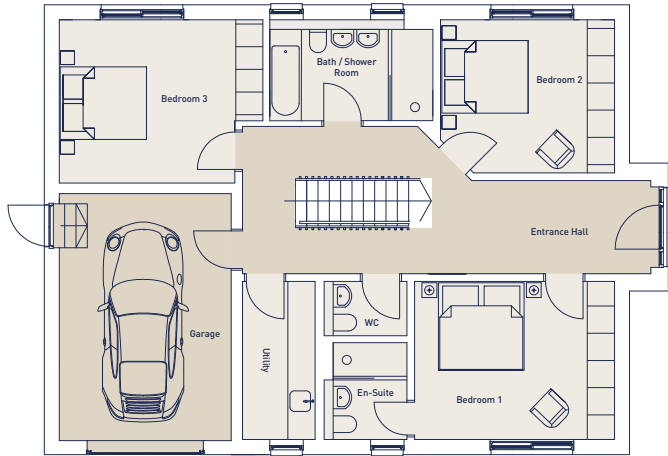




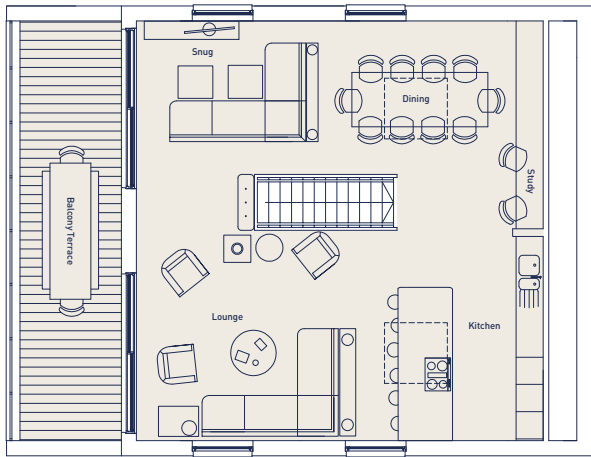


# Fraoch • Froo-ugh

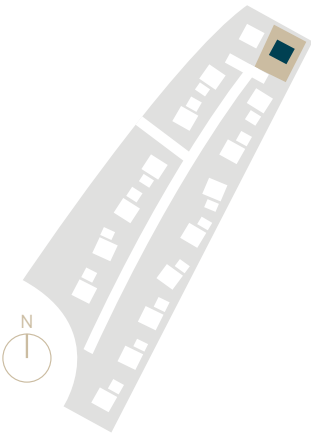
PLOT 15



Ground Floor



First Floor

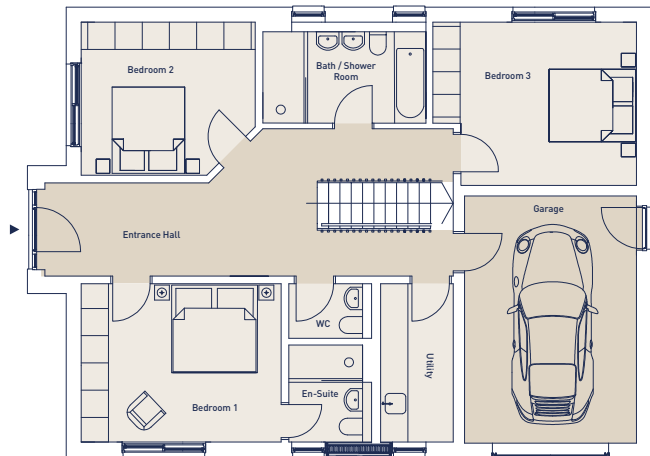


Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Hallway	10.44 x 3.50	34'3" x 11'5"	Lounge / Kitchen / Diner	9.25 x 8.96	30'4" x 29'5"
Bedroom 1	4.41 x 3.50	14'5" x 11'5"	Roof Terrace	9.25 x 3.10	30'4" x 10'2"
Bedroom 1 En-Suite	2.13 x 1.83	6'10" x 6'			
Bedroom 2	4.37 x 3.39	14'4" x 11'2"	<b>Internal Floor Area</b>	175.35 m <sup>2</sup>	1887 ft <sup>2</sup>
Bath / Shower Room	3.59 x 3.10	11'9" x 10'2"	<b>Garage</b>	5.54 x 3.79	18'2" x 12'5"
W.C.	1.86 x 1.20	6'1" x 3'1	<b>Plot Area</b>	678 m <sup>2</sup>	7298 ft <sup>2</sup>
Bedroom 3	4.48 x 3.60	14'8" x 11'10"			
Utility Room	3.49 x 1.60	11'5" x 5'3"			

Floor plan used for illustration purposes only and may not be to scale.\*

# Ubhal • Ooo-all

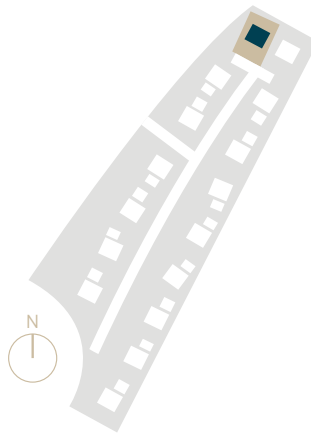
PLOT 16



Ground Floor



First Floor



Ground Floor	Metres	Feet & Inches	First Floor	Metres	Feet & Inches
Entrance Hallway	10.44 x 3.50	34'3" x 11'5"	Lounge / Kitchen / Diner	9.25 x 8.96	30'4" x 29'5"
Bedroom 1	4.41 x 3.50	14'5" x 11'5"	Roof Terrace	9.25 x 3.10	30'4" x 10'2"
Bedroom 1 En-Suite	2.13 x 1.83	6'10" x 6'			
Bedroom 2	4.37 x 3.39	14'4" x 11'2"	<b>Internal Floor Area</b>	175.35 m <sup>2</sup>	1887 ft <sup>2</sup>
Bath / Shower Room	3.59 x 3.10	11'9" x 10'2"	<b>Garage</b>	5.54 x 3.79	18'2" x 12'5"
W.C.	1.86 x 1.20	6'1" x 3'1	<b>Plot Area</b>	574 m <sup>2</sup>	6179 ft <sup>2</sup>
Bedroom 3	4.48 x 3.60	14'8" x 11'10"			
Utility room	3.49 x 1.60	11'5" x 5'3"			

Floor plan used for illustration purposes only and may not be to scale.\*









# Specifications

## Super-Structure

Robust and highly energy efficient building frame of steel and timber frame panels sitting on a reinforced concrete raft foundation. There are high levels of thermal insulation, zinc standing seam roof covering and timber framed double glazed windows / external doors. All overlaid with natural Larch.

## Heating and Hot water

Air source heat pumps (externally located) provide highly energy efficient hot water with storage tank. In addition, there is a modern, glass fronted log burning stove located within the lounge / kitchen / dining space.

## Uniquely luxurious kitchens

Kitchens and utility rooms in each house have been individually designed to take advantage of Birlinn Brae's unique spaces. Soft closing doors / drawers; powerful extract systems; solid oak worktops, lacquered doors, tiled splashbacks and AEG integrated appliances. As the Shakers said... "A place for everything and everything in its place" we believe the practicability of our kitchen designs are exceeded only by the quality of their aesthetic.

## Beautiful bathrooms

Each bathroom and en-suite match classic sanitary and brassware with carefully considered tiling. Concealed cisterns and wall mounted toilet pans. There are heated towel rails and coordinated accessories of robe hooks, wall mounted toilet roll holders and shampoo shelves.

## Outstanding quality

Finishes, fixtures and fittings match the standard set by Birlinn Brae's architecture and the surrounding natural environment. High levels of acoustic and thermal insulation; painted, solid core, grooved panel doors with quality Japanned door furniture; grooved feature wall panelling, feature and task LED light fittings and soft-tone coloured walls... all combine in a harmony designed to provide a fully uplifting environmental experience.

## Ready to entertain

New cabling throughout means your Sky receiver, Smart HDTV and home cinema system plug straight in. CAT 6 network and telephone points are provided. There is a "double knock" fire / smoke / CO<sup>2</sup> detection and alarm system.

## Garages

Electric up-and-over doors (with remote control) provide vehicle access. Lighting power and independent electrical distribution board ready for an Electric Vehicle Charging point installation.

\*Please refer to Important Notice.



Images from previous Detail projects.





4 bedroom house internal.



3 bedroom house internal.

Images used is for illustration purposes only.\*



3 bedroom upside-down house external.



3 bedroom upside-down house internal.

Images used is for illustration purposes only.\*





## About Detail

Established in London in 1984 the firm has a wealth of experience in both commercial and residential property markets.

In 2008 Gordon and Natasha relocated the business to Glasgow and shifted the emphasis from client based projects to niche residential development.

Over the past 12 years Detail have completed many successful residential developments. Primarily these developments have been the conversion of existing "A" listed buildings and new-build individual homes.

The success of these developments is due to a very high level of local knowledge; a profound understanding of economic realities borne from over 30 years experience in the construction industry and a design led output / belief in quality of environment.

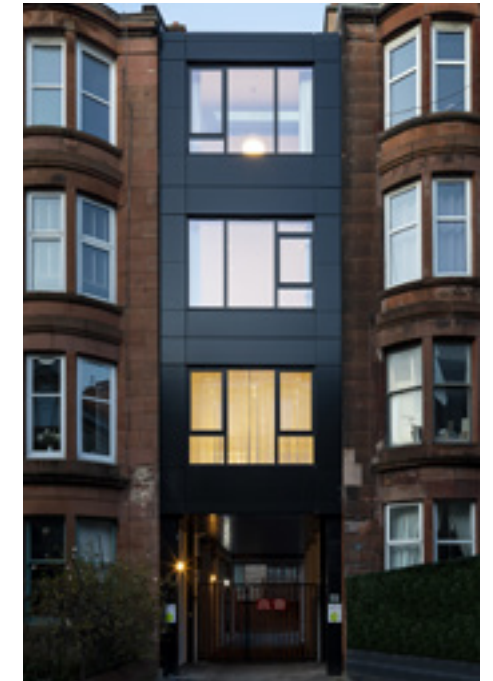
With a reputation for integrity and quality, Detail have repeatedly set a new benchmark in Glasgow's residential markets.

Further expertise is provided by our associate professionals (with whom we have tried and tested relationships) in Quantity Surveying, Mechanical / Electrical Services, Structural / civil Engineering and Landscape Architecture.

We hope you will enjoy.

**Gordon and Natasha Russell**  
(founding partners) Detail.

[www.detail.co.uk](http://www.detail.co.uk)



Images from previous Detail projects.





## Contact information

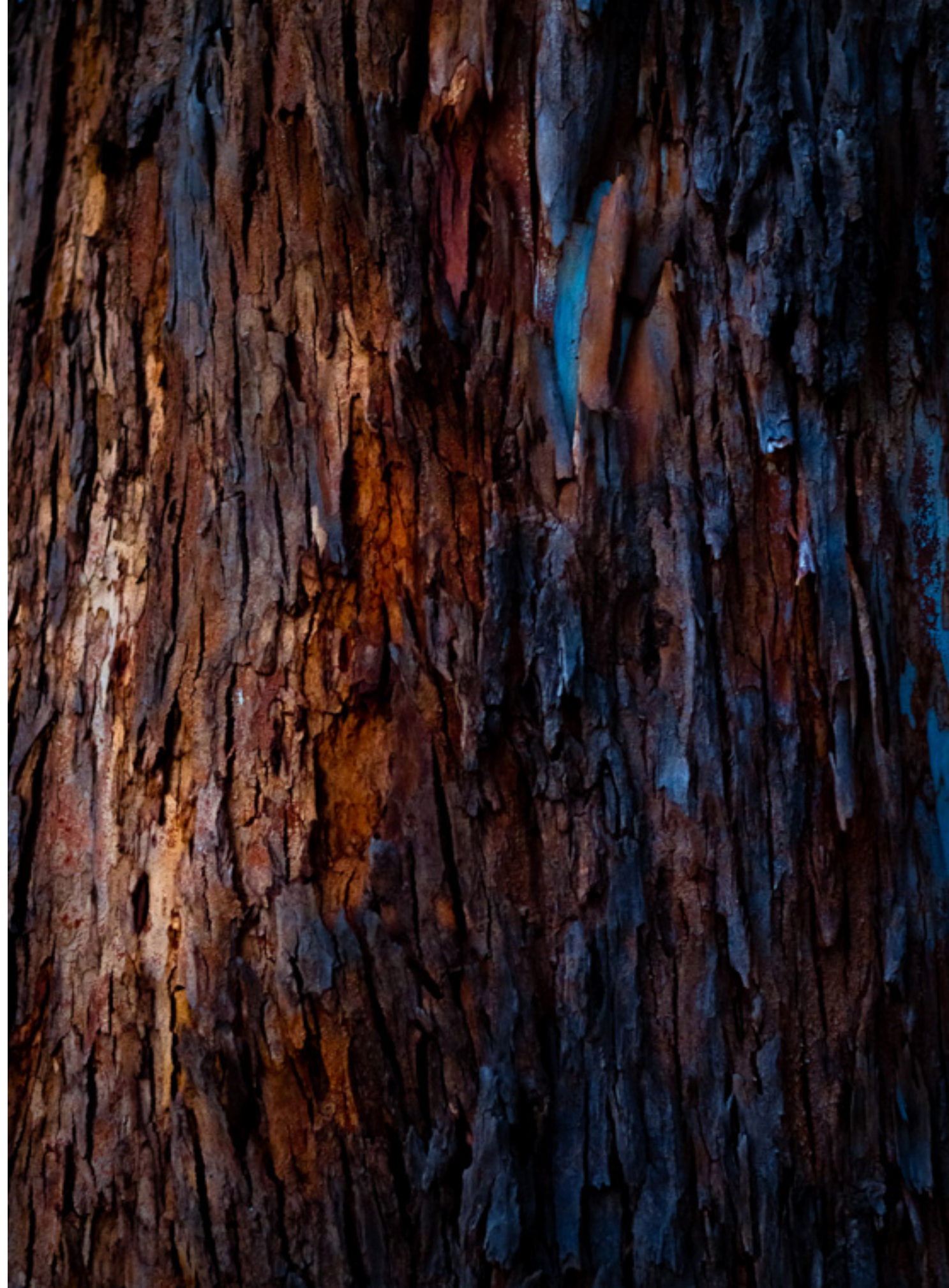
For more information on this stunning development, please contact Strutt & Parker Residential & New Homes Division who will be more than happy to help.



Strutt & Parker is Sole Selling Agent.


Telephone: +44 (0)141 473 0841  
[scotlandnewhomes@struttandparker.com](mailto:scotlandnewhomes@struttandparker.com)

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beauty in every...  Detail