



Approximate Dimensions  
(Taken from the widest point)

Lounge	5.37m (17'7") x 4.46m (14'8")
Kitchen	4.46m (14'8") x 3.70m (12'2")
Shower Room	2.18m (7'2") x 1.96m (6'5")
Utility	2.61m (8'7") x 1.01m (3'4")
Bedroom 1	4.56m (15') x 1.95m (6'5")
Bedroom 2	4.77m (15'8") x 2.00m (6'7")
Bedroom 3	4.77m (15'8") x 1.74m (5'9")
Bathroom	2.72m (8'11") x 1.53m (5')
Conservatory	3.65m (12') x 3.38m (11'1")
Annexe Lower	4.40m (14'5") x 3.00m (9'10")
Annexe Bedroom 1	3.01m (9'11") x 2.32m (7'7")
Annexe Bedroom 2	3.01m (9'11") x 2.32m (7'7")
Garage	5.00m (16'5") x 3.50m (11'6")

Gross internal floor area (m<sup>2</sup>): 128m<sup>2</sup>  
EPC Rating: E

# Old Farm House

HERIOT, BORDERS, EH38 5YE