

Briar Cottage

34 GEORGE STREET, PEBBLES, BORDERS, EH45 8DL

Approximate Dimensions
(Taken from the widest point)

Lounge	4.64m (15'3") x 4.32m (14'2")
Sitting Room	4.45m (14'7") x 3.55m (11'8")
Kitchen	3.48m (11'5") x 2.97m (9'9")
Bedroom 1	4.33m (14'2") x 3.46m (11'4")
Bedroom 2	3.40m (11'2") x 3.27m (10'9")
Bedroom 3	2.61m (8'7") x 2.22m (7'3")
Bedroom 4	3.55m (11'8") x 2.97m (9'9")
Bathroom	1.88m (6'2") x 1.78m (5'10")
Upper Bathroom	2.02m (6'8") x 1.67m (5'6")
En-suite Bathroom	1.95m (6'5") x 1.67m (5'6")

Gross internal floor area (m²): 98m²
EPC Rating: D

