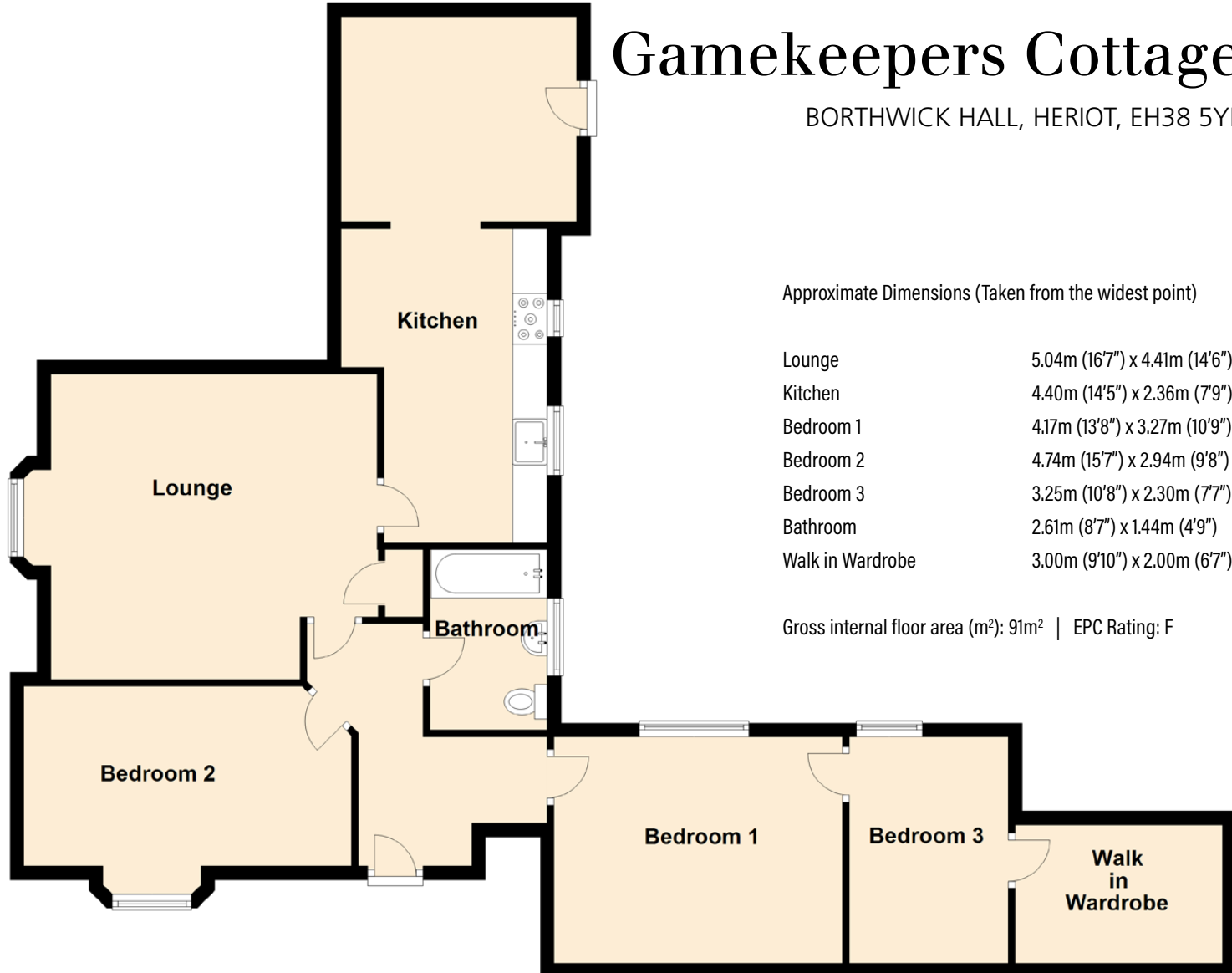


# Gamekeepers Cottage

BORTHWICK HALL, HERIOT, EH38 5YE



Approximate Dimensions (Taken from the widest point)

Lounge	5.04m (16'7") x 4.41m (14'6")
Kitchen	4.40m (14'5") x 2.36m (7'9")
Bedroom 1	4.17m (13'8") x 3.27m (10'9")
Bedroom 2	4.74m (15'7") x 2.94m (9'8")
Bedroom 3	3.25m (10'8") x 2.30m (7'7")
Bathroom	2.61m (8'7") x 1.44m (4'9")
Walk in Wardrobe	3.00m (9'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup> | EPC Rating: F