



# Pentland Homes



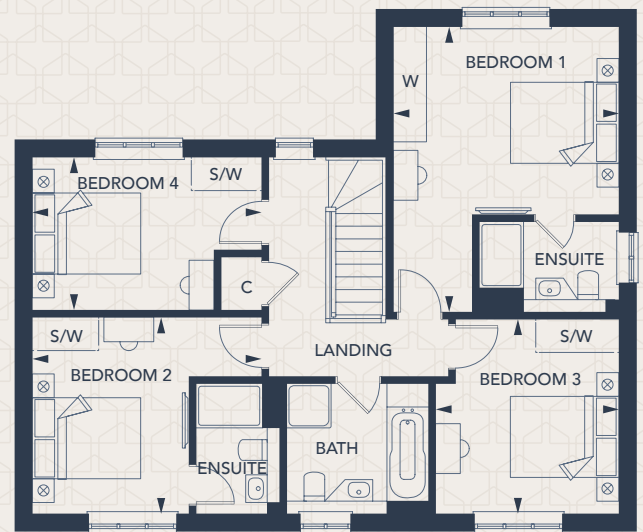
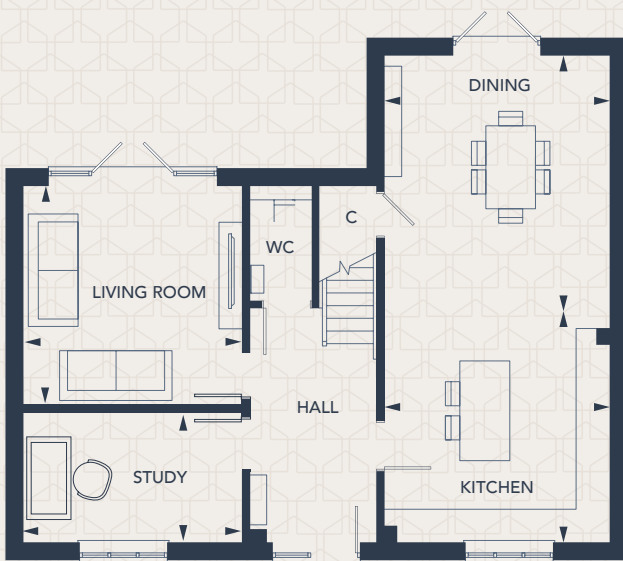
## The Birling

4 BEDROOM HOUSE | DETACHED

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1,676 SQ FT | 155.74 SQ M



## GROUND FLOOR

KITCHEN	4.18m x 4.08m / 13'8" x 13'4"
DINING AREA	4.62m x 4.08m / 15'2" x 13'4"
LIVING ROOM	4.09m x 4.00m / 13'1" x 13'4"
STUDY	2.30m x 4.00m / 7'5" x 13'0"

## FIRST FLOOR

BEDROOM 1	5.16m x 4.08m / 16'11" x 13'4"
BEDROOM 2	4.15m x 3.55m / 13'7" x 11'8"
BEDROOM 3	3.51m x 3.22m / 11'6" x 10'9"
BEDROOM 4	4.15m x 2.76m / 13'7" x 9'1"

Floor plans show a typical house type and are indicative only. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. All wardrobes shown, that are not in Bedroom 1, are indicative only and not included in the specification. All measurements may vary within a tolerance of 5%. The contents of this leaflet do not form or constitute a warranty or represent part of any contract. Please note: to increase legibility these plans have been sized to fit the page. As a result each plan may be a different scale to others within this document. S/W - Space for wardrobe. W - Wardrobe (only provided to Bedroom 1). C - Cupboard. Please ask sales consultant for details of your chosen plot. Homes may be a 'handed' (mirror image) versions of the illustrations and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making reservation.