



1 Shoestanes Road, Heriot, Scottish Borders, EH38 5YW

Light & Tastefully Presented, Two Bedroom, Semi-Detached Cottage with Gardens

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Property Description

Light and tastefully presented, two-bedroom, semi-detached cottage, with gardens, set on a generous corner plot. With an idyllic rural location, in the small village of Heriot in the Scottish Borders. Comprises a vestibule, hallway, living room, kitchen, sun room, two double bedrooms and a bathroom.

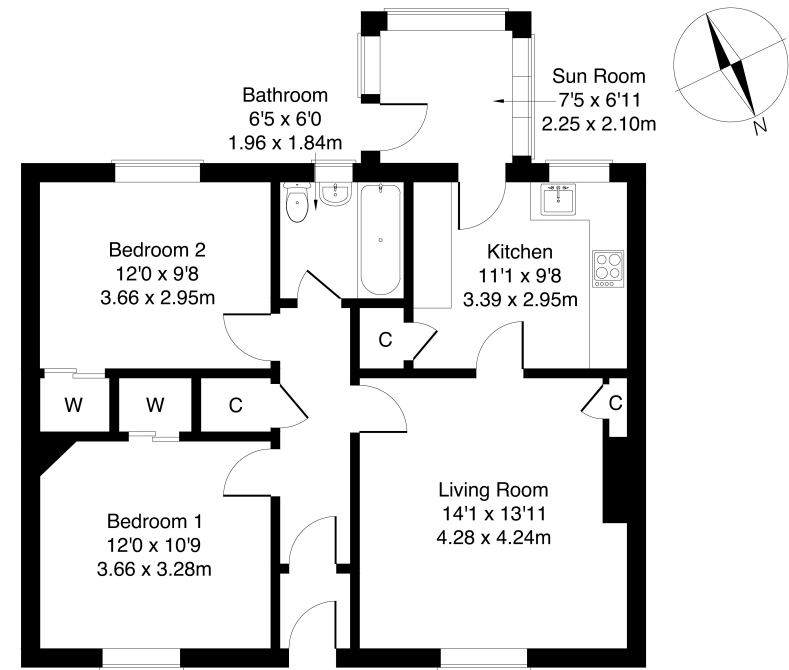
Set amongst rolling hills with tranquil countryside views to both aspects, features include a fitted kitchen, well-proportioned rooms, high ceilings and light tasteful decor. Further features include oil central heating, double glazing and good storage including deep bedroom wardrobes and a loft space mirroring the floorplan. Furthermore, the consumer unit (fuse board) was replaced in 2018 and additional hard-wired interlinked smoke and heat alarms were also fitted in 2018 to comply with current safety regulations.

Externally, the property benefits from lawn gardens continuing to all three aspects, with a storage shed to the rear and paved pathways. The side garden offers sufficient space for a potential driveway and garage; whilst the loft also offers space for expansion - subject to any necessary planning consents.

A welcoming entrance vestibule opens into the carpeted hallway which affords access throughout the property and offers space for outerwear. Set to the front, a spacious living room features an electric fire, carpeted flooring, a central light fitting and a press cupboard. To the rear, set off the living room, with a built-in storage cupboard, the kitchen is fitted with wall and base units, wood effect worktops, a sink with drainer and a tiled surround. Appliances include a recently replaced integrated oven and electric hob; as well as a freestanding fridge, freezer, dishwasher, and a recently replaced washing machine. Whilst set off the kitchen, a sunroom provides plentiful natural light and access to the garden.

Two double bedrooms are set to opposite aspects, similarly well-sized and finished, with light neutral decor, carpeted flooring, central light fittings and deep built-in wardrobes. Completing the accommodation, the bathroom is fitted with a three-piece suite including a recently replaced electric shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (797 sq ft - 74 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Heriot is a small rural village in the Moorfoot Hills of the Scottish Borders, roughly halfway between Edinburgh and Galashiels, in the heart of the countryside. Out of earshot and sight from the A7, twenty minutes drive from the Edinburgh City bypass, and with two Borders Railway stations just ten minutes away at Stow and Gorebridge, there is a busy village hall, and a well-run country primary school whilst the surrounding area is perfect for walking, cycling and riding. Nearby Lauder offers

facilities including a post office, banking and supermarket, whilst Galashiels has all the local amenities expected of a sizeable town, including local shopping, a cinema, swimming pool, two large 24-hour supermarkets, restaurants and cafés. Within, a half an hour's drive, Straiton Retail Park provides a Sainsbury's supermarket, Boots, an M&S food store and other high-street names along with one of Scotland's two IKEA stores.





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