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10 Heriot Way, Heriot, Scottish Borders, EH38 5YN

Beautifully Presented & Spacious, Three-Bedroom, Detached Home with Gardens, Driveway & Garage

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Property Description

Beautifully presented and spacious, three-bedroom, detached family home with gardens, a multi-vehicle driveway and a detached garage. Set on a most generous southerly facing plot adjacent to rural land, in the desirable village of Heriot in the Scottish Borders.

Comprises a porch, vestibule, hall, living room, family/dining room, kitchen, conservatory, three double bedrooms, an en-suite shower room, and a family bathroom.

This characterful brick-built period bungalow offers a flexible floor plan with a tasteful mix of period features and contemporary fittings. Highlights include an impressive dining and family room, a modern fitted kitchen and bathroom suites, and light tasteful decor.

In addition, there is LPG central heating, quality period-style double-glazed windows, generous room sizes and contemporary flooring. A floored and rendered loft space offers superb storage, together with a generous garage with power, lighting and a sink.

This impressive plot benefits from lawns, a large vegetable area sub-divided into 4 manageable raised plots, a store shed, a log store, patios, well-stocked planting beds, and established trees and shrubbery.

A bright and welcoming entrance porch offers space for seating, enjoying a southerly-facing aspect; and opens into a vestibule leading to the main hall, affording access throughout the majority of the property, including a convenient storage cupboard. Set to the front, with a dual aspect allowing plentiful natural light, the living room features a box-bay window, carpeted flooring, a central light fitting with a ceiling rose, and a fireplace with a stone surround and a multi-fuel stove. With access from the hall and living room, a family/dining room, offers a generous public room, with wood effect flooring and a fireplace.

Set off, the kitchen is fitted with wall and base units, stone effect worktops, a sink with a drainer and a tiled surround; with appliances including an integrated induction hob, an eye-level double oven and a freestanding washing machine. Set to the rear, an inner hall has access to the side of the property and a conservatory, offering a further public room, and leading to the generous rear garden.

The master bedroom is set to the front, offering a spacious room, including an en-suite shower room; whilst two further well-sized bedrooms are similarly finished, with light decor and carpeted flooring, with bedroom two also including a built-in wardrobe. Completing the accommodation, the family-size bathroom is fitted with a three-piece suite including a shower over the bath and tiled splash walls.



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Approximate Gross Internal Area: (2282 sq ft - 212 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. Around a 20-minute drive away, there is a convenient Tesco Superstore, Morrison's and Lidl, with Dalkeith and Eskbank also offering a further range of facilities including banks, a post office, coffee shops, restaurants, and further everyday amenities; 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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