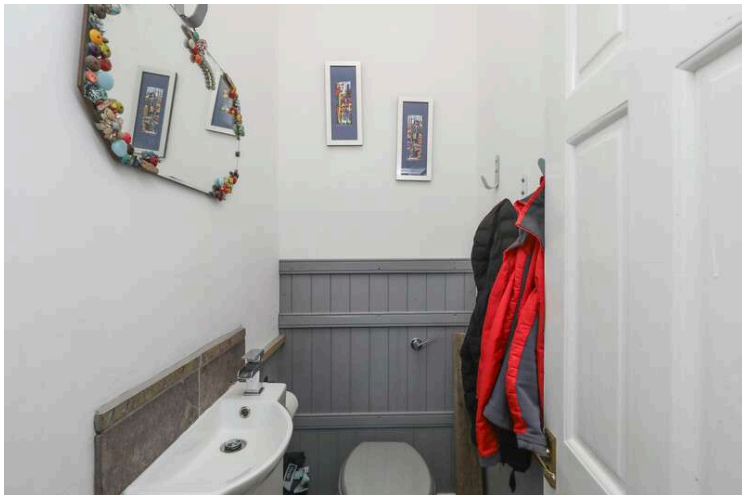


Unique and rarely available, this charming two bedroom terraced cottage arranged over two levels offers fabulous accommodation, has an idyllic rural setting in Borthwick Hall surrounded by breath taking countryside, set within the thriving commuter village of Heriot, which offers easy access to the A7 and to Edinburgh City Centre. Heriot enjoys a range of facilities including a highly regarded primary school and village hall. Presented to the market in good order, we would recommend an early viewing.

- Entrance hallway.
- Downstairs cloaks comprising WC and wash hand basin.
- Living/dining room with windows to the front and rear, wood burning stove.
- Kitchen equipped with a range of wall and base units along with a breakfast island. Stable door accesses the shared courtyard to the rear.
- Storage cupboard and hatch to attic storage on the upper landing.
- Double bedroom.
- Single bedroom with a large storage cupboard.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Oil heating.
- Double glazing.
- Shared courtyard to the rear.
- Fantastic garden with a large shed to the front.
- Parking spaces by agreement.





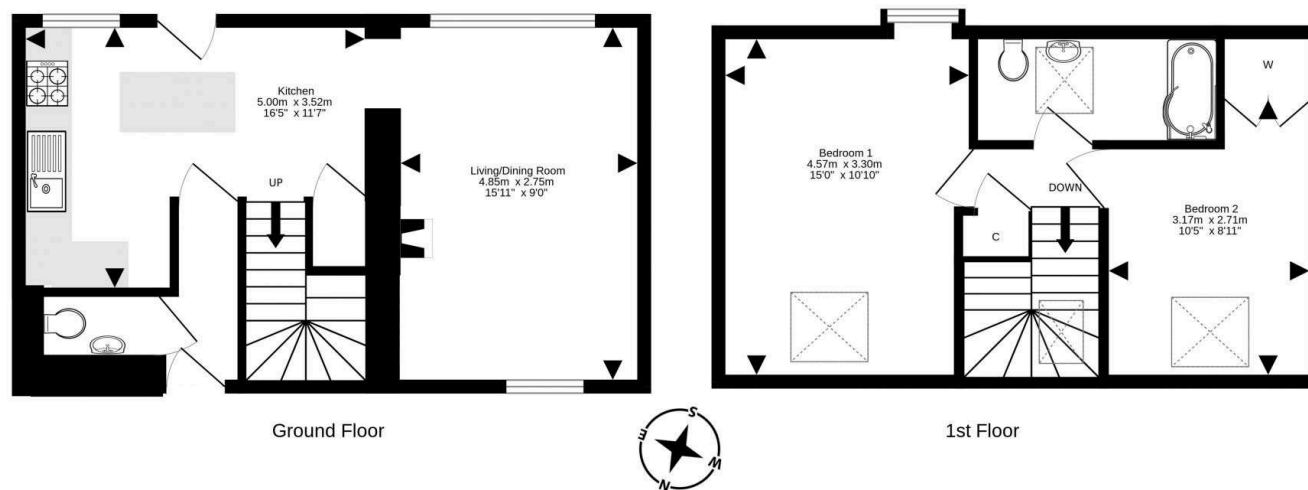
## Location

Grooms Cottage is set within the thriving commuter village of Heriot, which enjoys facilities including a highly regarded primary school, a church and a well-utilised Village Hall where all manner of clubs and societies can be found. The property also benefits from high-speed broadband. Heriot is popular with young families and professionals with a short commute to Edinburgh with the A7 being very close by. The new Borders Railway, with nearby stations in Stow and Gorebridge, is ideal for commuting to Edinburgh, Galashiels and Melrose. The region is well known for its beauty and the lifestyle it offers and with both country and coastal pursuits on hand it makes the area an attractive and enviable part of the country to reside in. The Scottish Borders is easy to reach with major routes from all directions touching its boundaries. Traffic free roads and quiet country lanes reveal new breathtaking vistas that change with the seasons, the weather and the light. A short distance away Glentress and Innerleithen offer some of the best mountain biking in the UK. Gorebridge Railway Station 7 miles, Stow Railway Station 9 miles and Edinburgh City Bypass 11 miles (all distances are approximate).

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - F



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

espc  
McDougall McQueen