

Peebles

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Offers Over £435,000

CULLEN KILSHAW
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The Stables, 4 Heriot House, Heriot, EH38 5YB



Rare to the market! A delightful B Listed, well-maintained, stone-built, steading conversion fully renovated to an immaculate light & airy standard throughout. Offering an exemplary fusion of traditional and contemporary with large open-plan living areas perfect for entertaining and family life, Situated only 24 miles from Edinburgh, and within easy travelling distance to many Scottish Borders towns. Externally there are beautiful garden grounds incorporating a paved patio area with stunning views of the surrounding hills and countryside.

Accommodation

GROUND FLOOR

- * Entrance Hallway
- * Kitchen / dining room
- * Living room / sun room with patio doors offering direct access to garden grounds
- * Cloakroom
- * Master bedroom with a walk-in wardrobe and an en-suite shower room
- * Utility room

FIRST FLOOR

- * Upper landing
- * Double bedroom with a triple aspect
- * Further two spacious double bedrooms
- * Family bathroom with over - bath shower

ADDITIONAL INFORMATION

- * Oil fired central heating / underfloor heating
- * Double glazing
- * Gravelled parking area to the front
- * Large private garden grounds

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Approximate Gross Internal Area = 150.1 sq m / 1616 sq ft

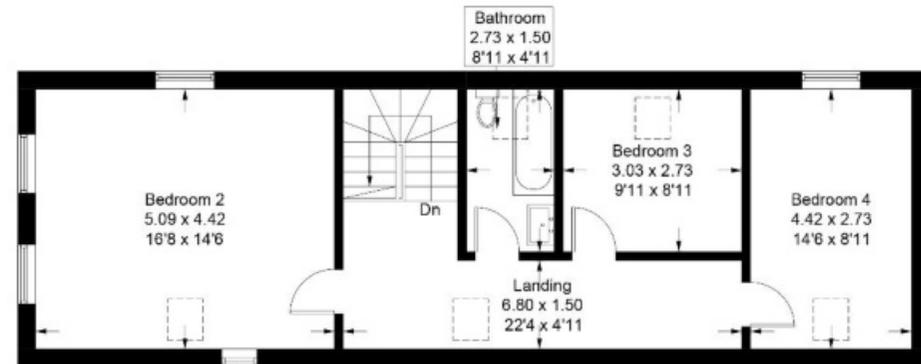


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID982605)

Situation

The village of Heriot enjoys a quiet rural setting, positioned conveniently along the A7. The village is popular for commuters, being only 24 miles from Edinburgh, and within easy travelling distance to many Scottish Border towns including the centrally located Galashiels. Heriot Primary School is located in the village, with transport running to secondary schools in both the Borders and Edinburgh regions. The nearby village of Stow benefits from a platform servicing the Borders Railway, enabling train travel to Edinburgh and beyond. Mobile banking, post office and library services frequent the village, with Stow providing a village store and health centre. The village enjoys an active community life with many local groups and projects for residents.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, water, electricity and private drainage.

EPC

Band C

Council Tax

Band F

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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