



7 Falahill Cottages  
HERIOT | EH38 5YG





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A seldom available opportunity has arisen to acquire this three-bedroom semi detached home offering well-planned accommodation over two levels in the popular village of Heriot, south-east of Edinburgh.

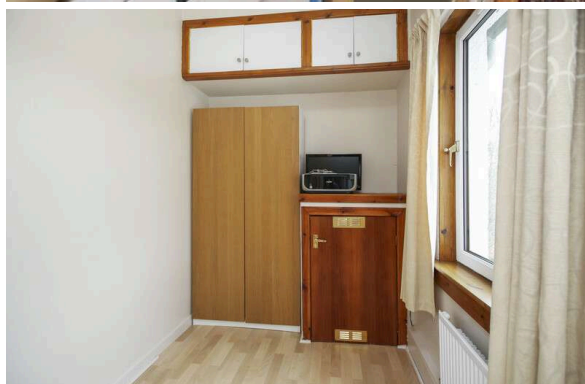
This beautiful property would make an ideal family home, benefitting from gardens to both the front and rear and is offered to the market in move-in condition. On the ground level, the living room is the main public space in the property and provides a perfect area for entertaining guests. The open plan kitchen/dining room is particularly spacious, and benefits from a large built in storage cupboard, and a WC completes the accommodation on this level.

Upstairs, the principal bedroom is of an excellent size and features a built-in storage cupboard. The second bedroom is also a well-sized double, while the final bedroom could alternatively be employed as a home office or gym giving the property a good degree of flexibility. A shower room with WC completes the accommodation internally.

Set in a tranquil location within easy commuting distance of Edinburgh, viewing is definitely recommended to appreciate everything that this fabulous home has to offer.

- Three-bedroom family home
- Desirable location
- Living room
- Spacious dining room/kitchen
- Two double bedrooms
- Further single bedroom/study
- Shower room with WC
- Second WC
- Porch
- Front & rear garden
- Oil central heating
- Double glazing
- Driveway

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

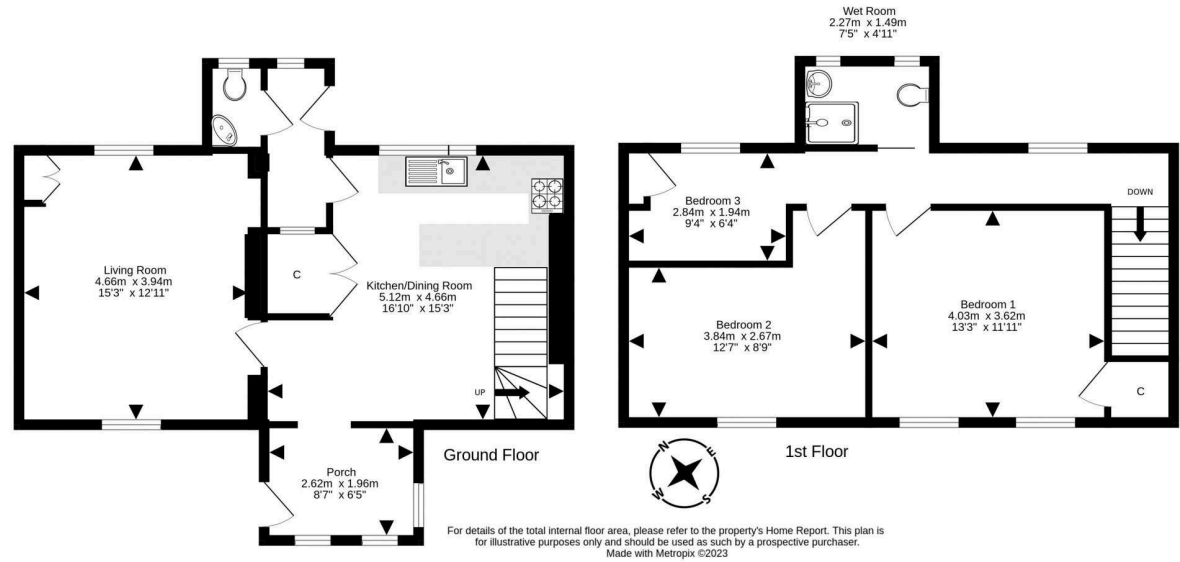


Extras include: Garden shed, log storage boxes, blinds, light fittings, and curtain rails.

EPC Band: F

The property is situated in the tranquil Borders hamlet of Heriot, well within commuting distance of Edinburgh and Galashiels, and a short drive from the Midlothian town of Gorebridge. The area is surrounded by magnificent open countryside and the village boasts a delightful community spirit. There are a number of amenities in the village itself, with further facilities available at Gorebridge, where there are excellent shops and a leisure centre. Situated as it is amidst some of the Borders finest open countryside, the area lends itself to hillwalking and hiking in the Moorfoot Hills, pony trekking and cycling. Heriot has its own nursery and primary schools, with secondary schooling available at nearby Galashiels Academy. For the commuter road links are excellent, via the A7, whilst for those seeking an alternative method of transport the Borders Railway has links at Gorebridge and Stow, providing swift and easy access to Edinburgh Waverley.





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