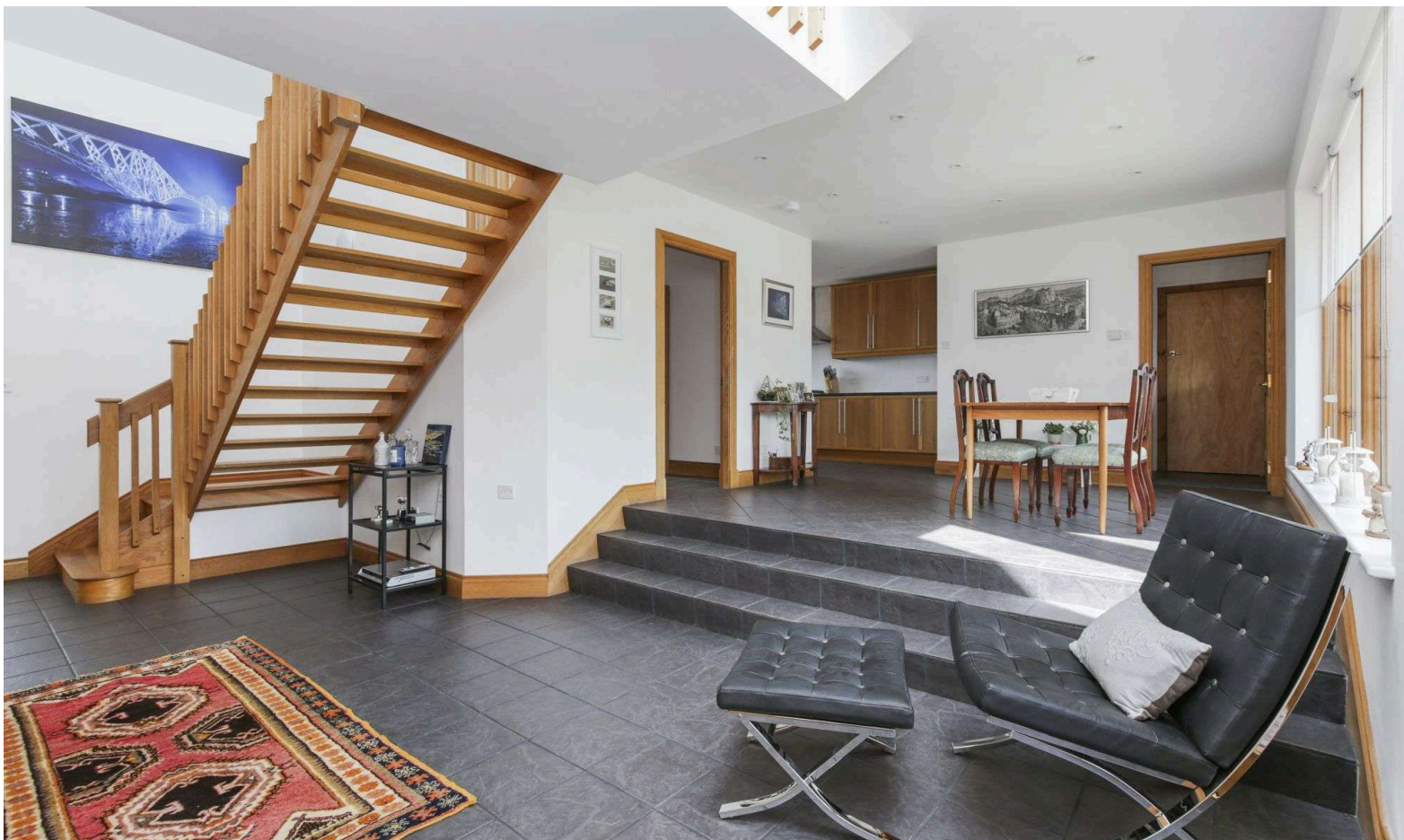




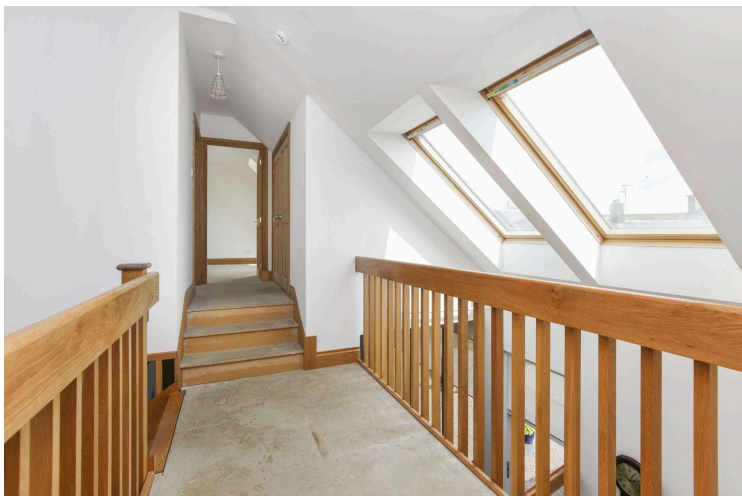
Nettlingflat Steading, Heriot, Borders, EH38 5YF

www.mcdougallmcqueen.co.uk



An immaculately presented superior bespoke steading/barn conversion that offers spacious living accommodation, renovated to a very high standard from original farm buildings. This most impressive and substantial property benefits from a peaceful rural location yet is within easy commuting distance from both Edinburgh and Galashiels. Presented to the market in immaculate move in condition, and offering quality fixtures and fittings throughout, the property has been beautifully renovated and upgraded by the current owners. The property benefits from double glazing and oil central heating throughout with underfloor heating. Externally there is a lovely courtyard garden and parking for several cars with access to a large double garage with workshop area and loft space. Viewing is strictly by appointment and is highly recommended to fully appreciate the quality of accommodation on offer.

- Entrance porch leading to reception and family room area
- Raised open plan dining area with home office/snug/bedroom 5 off
- Fully fitted quality kitchen with five ring Calor gas hob, oven, extractor and integrated dishwasher and free-standing fridge freezer with a range of solid wood base and wall units
- Utility room with a range of base and wall units and garage access
- Principle bedroom with window to the front and en-suite shower room
- Family bathroom with four-piece white suite incorporating a bath with separate walk-in shower
- Double bedroom two with built-in his and hers double wardrobes
- Superbly spacious living room with feature curved wall and stunning bespoke windows
- Bespoke solid oak staircase leading to upper level
- Stunning gallery style upper mezzanine landing and upper hallway with built-in storage
- Second family bathroom with shower over the bath and shower screen
- Double bedroom three with window to both front and rear
- Double bedroom four with window to the side and walk-in wardrobe
- Oil fired underfloor and central heating
- Double glazing
- Alarm system
- Private courtyard garden which is ideal for outside entertaining
- Parking for several cars
- Large double garage with workshop area, light, 3 phase power and loft space
- Ability to connect to fibre broadband



Location

Located in a gentle valley created by the Moorfoot Hills, Heriot is just off the A7 trunk road, about 20 miles south of Edinburgh, 8 miles south of Gorebridge and 16 miles north of Galashiels. Surrounded by open countryside, moorland, woods and hills, this splendid rural area offers numerous walks, and provides an abundance of leisure activities including golfing, fishing, and mountain biking. Historic towns and villages in the Borders are also within easy reach. In Heriot itself there is a highly regarded primary school, a church and a well-utilised Village Hall where various clubs and societies can be found. The Borders Railway is of course now operational with a half hourly service. The train line runs from Tweedbank to Edinburgh Waverley, connecting to the national and international rail network and Edinburgh Airport within an hour. Heriot is a popular choice with families and professionals with a short commute to Edinburgh with the A7 being very close by.

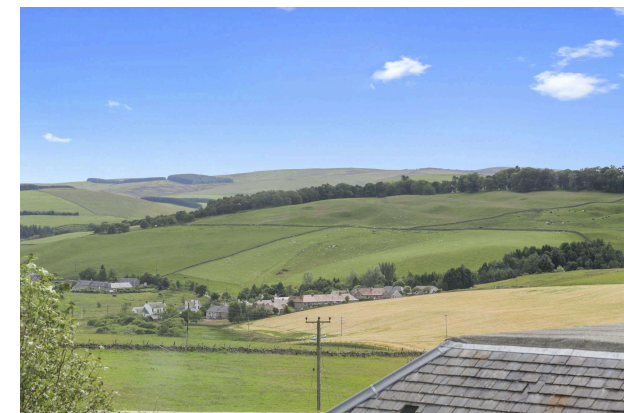
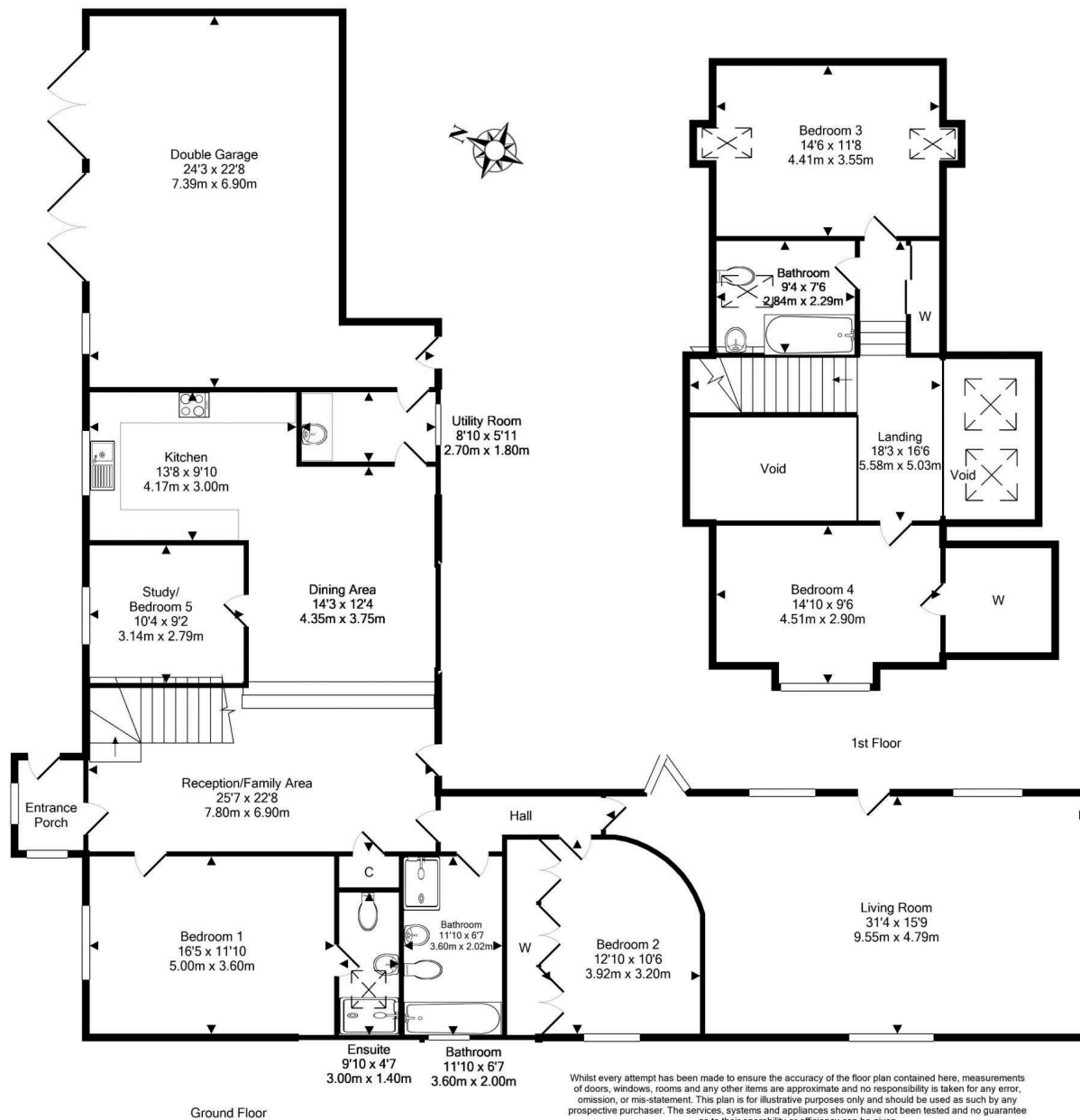
Extras

Included in the sale are: Light fittings, blinds where fitted, and all integrated appliances and free-standing appliances. No warranty applies to any integrated or free-standing white or movable goods included in the sale and these items are deemed to be sold as seen.

Price & Viewing

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

EPC Band - D



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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.

