




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

Old Farm House

HERIOT, BORDERS, EH38 5YE



THE LOCATION

Old Farm House 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. 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.

If you enjoy the outdoors then this village is for you, surrounded by stunning countryside with plenty of walks and bridle paths. World-renowned country pursuits can be found nearby and fishing can be taken on the River

Tweed. A short distance away Glentress and Innerleithen offer some of the best mountain biking in the UK. The Pentland Hills are also not too far away. Gorebridge Railway Station 7 miles, Stow Railway Station 9 miles and Edinburgh City Bypass 11 miles (all distances are approximate). The local primary school is conveniently situated a stone's throw from the property and is well thought of, while it has an after-school club for working parents with pick up at 18.00.

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 breath-taking vistas that change with the seasons, the weather and the light.





THE PROPERTY

An excellent opportunity has arisen to acquire this unique 5-bed detached house, making for an ideal family home, while being well located within the picturesque village of Heriot. Viewing of this property is highly recommended.

Internally this accommodation is in excellent decorative order, while briefly consisting of;

Ground Floor: An entrance hallway with access to the three-piece, partially tiled shower-room, which was upgraded approx. 2015 and includes a

corner shower cubicle and under-floor heating and a bright and spacious lounge with a feature stone wall with a log burning stove and floor-to-ceiling windows. The fully fitted, partially tiled kitchen/diner has window shutters and a cupboard which houses the boiler and access into the fully fitted, partially tiled utility room which has a double storage cupboard. The rear vestibule has a walk-in boot/cloakroom and internal access to the garage, while the conservatory is accessed from the garden and is used for storage.



“...a bright and spacious lounge with a feature stone wall with a log burning stove and floor-to-ceiling windows

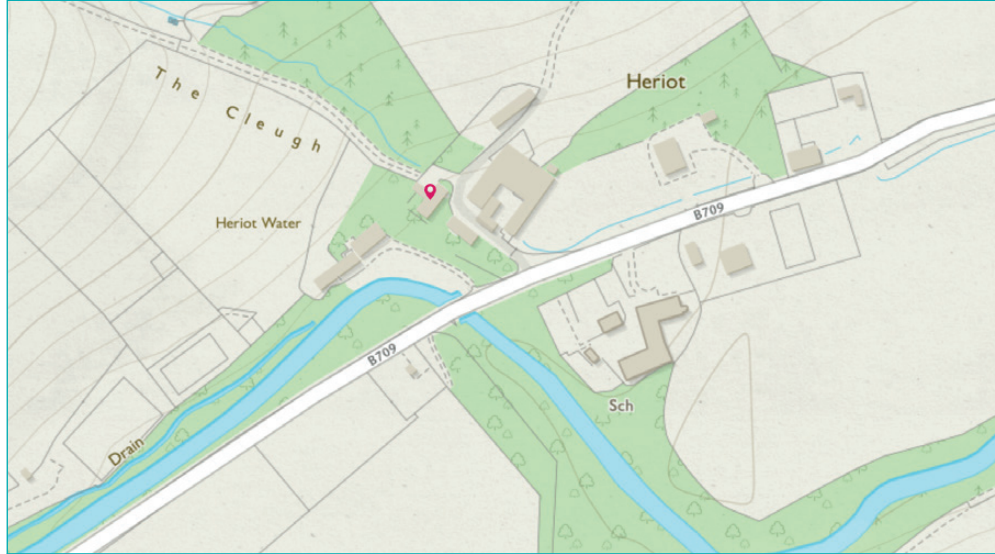


First Floor: Landing which provides optional use as a study area, including a linen cupboard, a double dual aspect bedroom with double built-in wardrobes, an additional storage cupboard window shutters and two further bedrooms, one of which has built-in wardrobes and the other a dressing area with window shutters. The three-piece, partially tiled family bathroom has an overhead shower.

Attic: Fully floored and accessed via a staircase off the landing, providing more than adequate additional storage space.

This property also benefits from an oil-fuelled central heating system, upgraded approx. 2014, double glazing throughout, except for the annexe, where you will find single glazing and private garden grounds surrounding the property, including fruit trees and a split level rockery to the front and a traditional outhouse to the rear.

There is a single and a double driveway to the front and the side of the property, as well as a single integral garage, to accommodate for secure off-street parking for up to six cars.



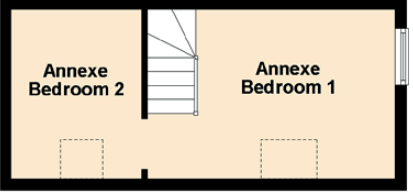
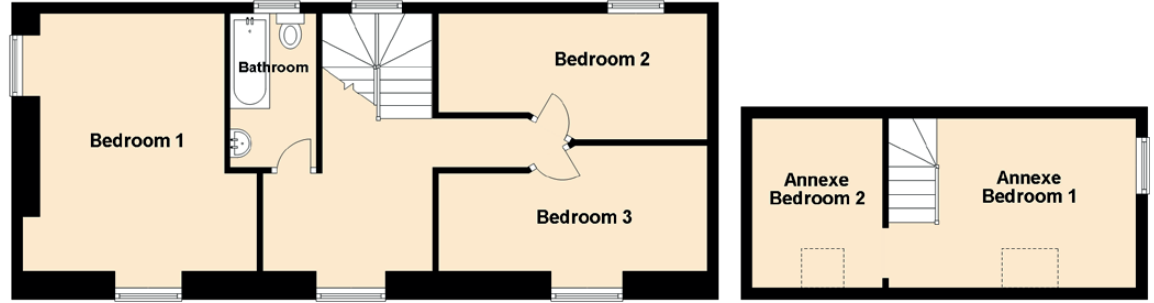
THE DETAILS

Approximate Dimensions (Taken from the widest point)

Lounge	5.37m (17'7") x 4.46m (14'8")
Kitchen	4.46m (14'8") x 3.70m (12'2")
Shower Room	2.18m (7'2") x 1.96m (6'5")
Utility	2.61m (8'7") x 1.01m (3'4")
Bedroom 1	4.56m (15') x 1.95m (6'5")
Bedroom 2	4.77m (15'8") x 2.00m (6'7")
Bedroom 3	4.77m (15'8") x 1.74m (5'9")
Bathroom	2.72m (8'11") x 1.53m (5')
Conservatory	3.65m (12') x 3.38m (11'1")
Annexe Lower	4.40m (14'5") x 3.00m (9'10")
Annexe Bedroom 1	3.01m (9'11") x 2.32m (7'7")
Annexe Bedroom 2	3.01m (9'11") x 2.32m (7'7")
Garage	5.00m (16'5") x 3.50m (11'6")

Gross internal floor area (m²): 128m²
 EPC Rating: E

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



Annexe: This bothy can be used as a separate office space or as guest accommodation, with a reception room on the ground floor and two rooms on the first floor, currently used as guest bedrooms, while one of which has a feature open fireplace.




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
SEAN NICOL
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer