

An outstanding beautifully designed unique and contemporary family home with additional granny annex/holiday home (completed to a wind and water tight build stage), set in stunning spacious garden grounds with incredible countryside views. The property enjoys a secluded rural setting just outside the village of Heriot, with Edinburgh city centre being sixteen miles away. The main property is finished to an extremely high standard with exceptional fixtures and fittings.

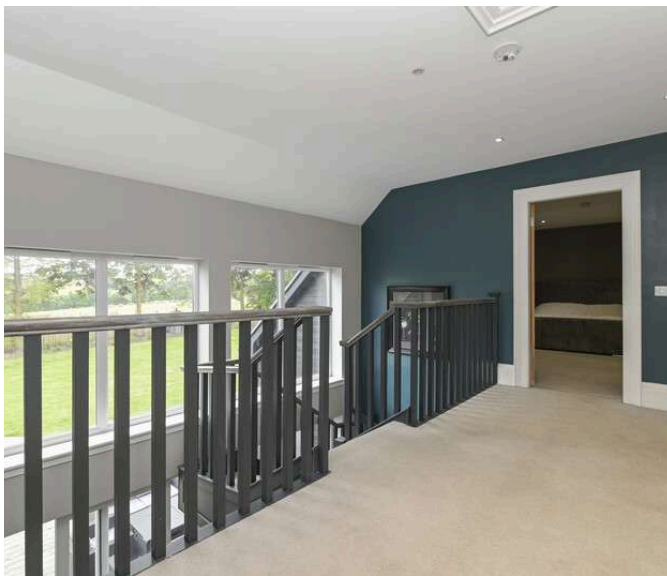
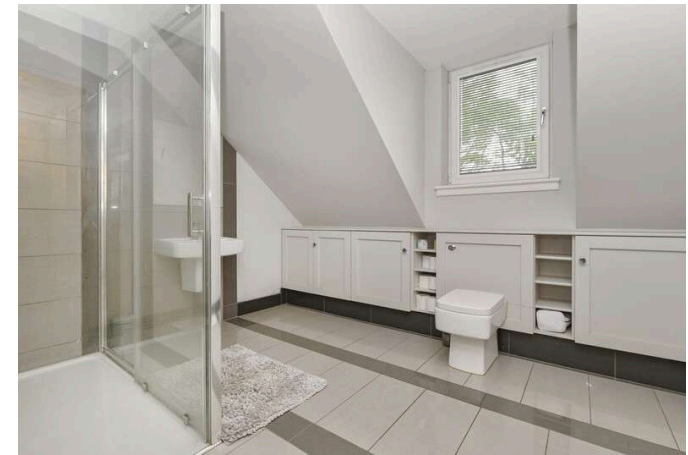
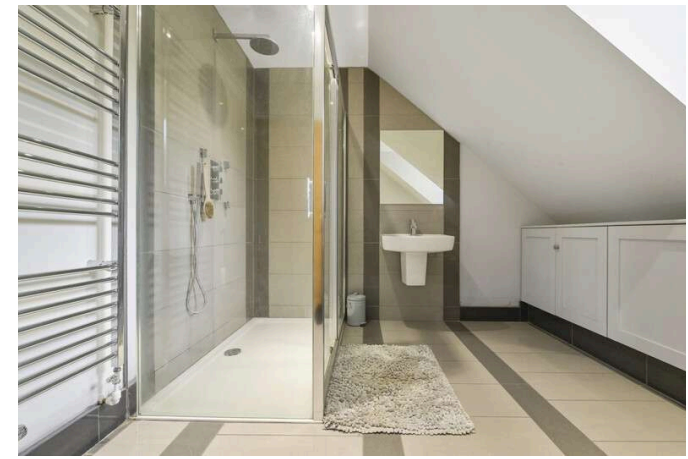
- Unique individually designed and bespoke family home
- Gorgeous rural location
- Beautiful open plan multi-purpose L-shaped living and family room area with multiple dual aspect windows, French doors to the rear garden and stairs to the upper level
- Ground floor shower room with corner shower, wc and sink with large towel radiator
- Bedroom four (currently used as a gym) with dual aspect windows
- Stunning dining kitchen with a vast range of units, cooking island and breakfast bar with concealed pop-up extractor, five ring electric ceramic hob, oven, built-in American style fridge freezer, integrated coffee machine, dishwasher and wine cooler, beautiful granite worktops with inset sink, large dining space and multiple dual aspect windows

providing stunning views

- Family bathroom with three-piece white suite, shower over the bath and sink and wc with vanity unit
- Incredible main bedroom with dormer style south facing window with countryside views and large walk-in wardrobe
- Spacious en-suite shower room with walk-in shower base, overhead raindrop shower, shower attachment and body jets, sink and wc with vanity storage cupboards
- Bedroom two with dormer style south facing window with views
- Bedroom three with dormer style window to the front
- Luxurious family bathroom with raindrop shower over the bath with shower attachment, spray body jets, wc and sink
- Electric wet central heating and underfloor heating
- High output solar panels



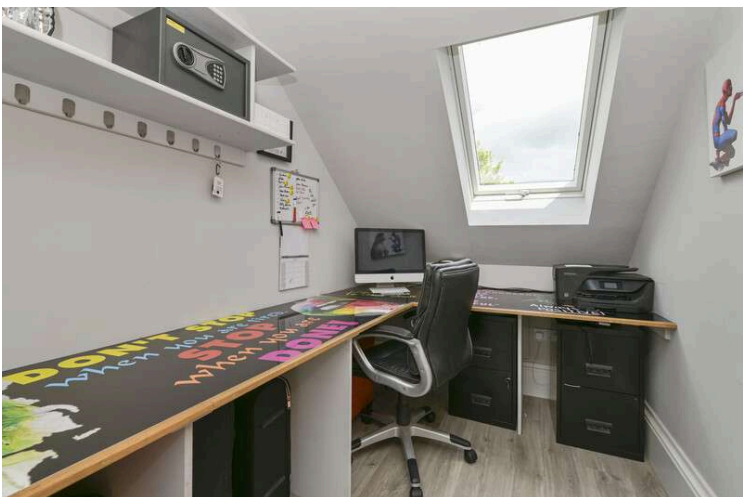




Outbuilding/Granny Annex

- Wind and water tight
- No fixtures and fittings in place
- Flexibility to finish to your own requirements/taste
- Main side door entrance
- Open plan living, dining and kitchen area with double French doors
- Inner hallway
- Main bedroom
- En-suite
- Bedroom two
- Shower room
- Water, drainage and electrics supplied
- Underfloor heating in place to be connected
- Decking area and storm porch





Location

The property enjoys a rural setting just outside the village of Heriot, with Edinburgh city centre being sixteen miles away. Surrounded by open countryside, moorland, woods and hills, this splendid rural area offers numerous walks, and provides leisure activities including golfing, fishing, and mountain biking. Historic towns and villages such as Peebles and Galasheils are also within easy reach. The A7 is close by, giving excellent access to Edinburgh and to the south, whilst the Borders Railway has nearby stops at Gorebridge and Stow. There is also a regular X95 bus service that stops at the start of the road that takes you to the centre of Edinburgh. The local Heriot Primary School is approx. two miles away, with many of the children transported either by taxi or mini-bus pick up locally with the school having small class sizes.

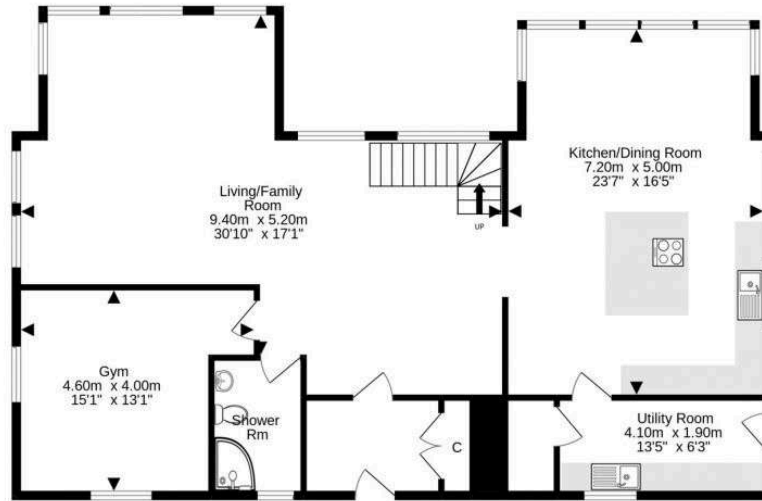
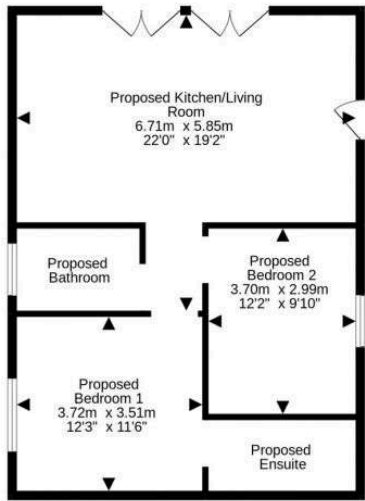
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. Other items may be included by negotiation. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale.

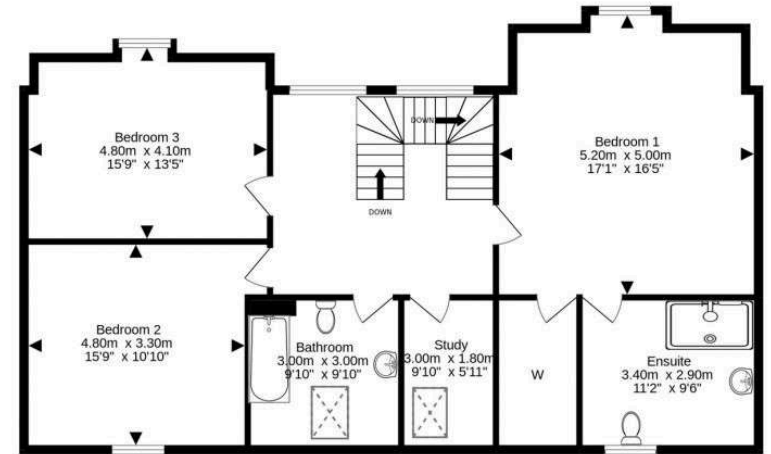
Price & Viewing

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

EPC Band - C



Ground Floor



1st Floor

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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