





# Get in touch

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Property Hub:

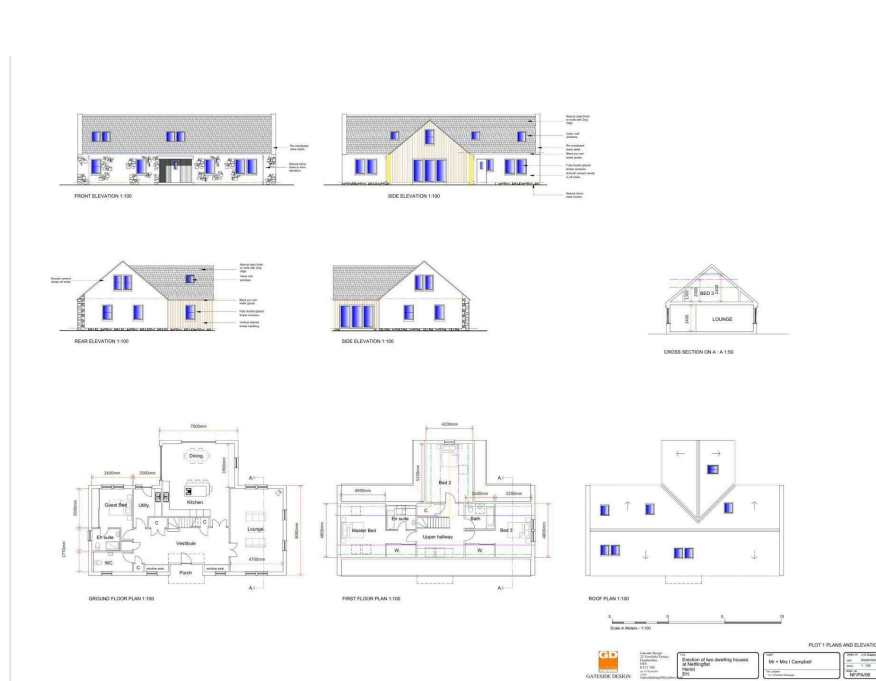
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



## Welcome

Welcome to Plot 1 at Nettingflat – a rarely available fully serviced building plot with full Planning Permission for a one and a half storey house of individual design with generous dimensions, stunning features, four bedrooms, two of which have en-suite facilities, and open plan kitchen diner. There is an existing on-site builder who will discuss options, costs and finishes for the property. Situated within a small and exclusive Hamlet and community of similar style houses, the plot provides, stunning countryside views, and rural living within an easy commute to Edinburgh and the Scottish Borders. Viewing is by strictly by appointment only and should be conducted at your earliest convenience.

### 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 Galashells 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 bus service that stops at the start of the road that takes you to the centre of Edinburgh. There is the local Heriot Primary School with the school having small class sizes, providing a great education for local children.