



BANNERMANBURKE

PROPERTIES LIMITED



7 Shoestanes Road, Heriot, EH38 5YW

Offers In The Region Of £285,000



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- VESTIBULE AND HALLWAY ■ SITTING ROOM ■ DINING KITCHEN ■ UTILITY ROOM ■ FOUR DOUBLE BEDROOMS (MASTER ENSUITE) ■ FAMILY BATHROOM ■ ELECTRIC HEATING ■ DOUBLE GLAZING ■ DRIVEWAY AND GARAGE ■ BEAUTIFUL WRAP AROUND GARDENS

Immaculately presented four bedroom bungalow with manicured gardens, driveway and garage, offered for sale in the sought after location of Heriot, with beautiful views of the Moorfoot Hills. Ideally located for commuting to Edinburgh with train stations located nearby at Stow and Gorebridge. Internally, the property offers well proportioned living accommodation with spacious rooms and fresh neutral décor and is versatile in use. The driveway offers off street parking for two vehicles along with a single car garage and very well tended wrap around gardens with patios, decking and BBQ area. Viewing is a must to fully appreciate the charm this delightful bungalow has to offer.

Heriot

300m up in the Moorfoot Hills, a beautiful part of the Scottish Borders, Heriot is rural and peaceful with miles of idyllic walking and cycling, yet is only 40 minutes from Edinburgh, 30 minutes from Galashiels, with Gorebridge and Newtongrange only 10 minutes away if you need supplies. Heriot is easily accessible by car or public transport. The village boasts a good primary school and numerous community groups.

Travel

Approximate Distances:

Stow: 10 miles

Galashiels: 17 miles

Gorebridge: 8 miles

Edinburgh Airport: 25 miles

The Property

The property is entered from the front, via steps to the double glazed front door, into the entrance vestibule and hallway. The hallway has two cupboards for storage, one housing the water cylinder and provides good storage. Two ceiling lights, electric storage heater and laminate flooring.

To the front is the light and bright sitting room with double glazed windows overlooking the lovely front garden. Decorated in fresh neutral tones with laminate flooring, electric storage heater, two ceiling lights and tv aerial point.

The spacious dining kitchen has been upgraded recently with a good range of floor and wall mounted units in grey and ample solid oak work surfaces. Large

double glazed windows allow in lots of natural light and provide beautiful views of the surrounding hills. Integrated single electric oven and four burner induction hob with extractor above and tiling to splashback areas. A one and a half bowl sink and drainer with mixer tap sits beneath the window. Decorated in neutral tones with a wall mounted electric heater, ceiling spotlight fitting and ample space for a table and chairs. From here a doorway leads through to the utility room which is a great useful space with plumbing for a washing machine and space for a fridge freezer. Units provide additional storage and a circular sink sits beneath the double glazed window that overlooks the side garden. A door provides access to the rear garden.

The dining room or bedroom 4 is versatile in use and located to the rear of the property with double glazed patio doors to a lovely decking area. This room could be used for a variety of purposes and is decorated in neutral tones with laminate flooring and wall mounted electric heater.

A lovely master bedroom is to the front and is generous in size with sliding mirrored doors leading to built in wardrobes with hanging and shelving. This bright room is warm and welcoming and leads through to an ensuite shower room comprising of a 3pc suite of wash hand basin, WC and double walk in shower enclosure with electric shower. A double glazed opaque window overlooks the side of the property. Heated towel rail, recessed ceiling spotlights, laminate flooring and shower boarding for easy cleaning.

Two further double bedrooms are located to the rear with double glazed windows and built in wardrobes with sliding mirrored doors. Both provide lovely views via double glazed windows and have wall mounted electric heaters and laminate flooring.

The family bathroom comprises of a 3pc suite of wash hand basin, WC and bath and is tiled to the bathing areas in a lovely grey tile with tiled effect vinyl flooring and chrome heated towel rail. Double glazed opaque window to the side.

Room Sizes

SITTING ROOM 4.00 x 4.80

DINING KITCHEN 4.75 x 3.70

UTILITY ROOM 4.00 x 1.80

MASTER BEDROOM 4.20 x 3.60

ENSUITE SHOWER ROOM 2.20 x 1.75

BEDROOM 4/DINING ROOM 3.70 x 2.90

DOUBLE BEDROOM 3.65 x 3.05

DOUBLE BEDROOM 3.65 x 3.05

FAMILY BATHROOM 2.40 x 1.90

Externally

One of highlights of this property is the meticulously manicured gardens with mature shrubs, various patios to catch the sun at different times of the day, BBQ area and garden shed. The garden is enclosed by timber fencing with gate access to the rear and off street parking to the front for two vehicles. The single car garage is a great benefit with power and light and can be used for a variety of purposes.

Directions

From the A7, take the turning for Heriot onto the B709 and take a right, signposted for Heriot Station. Continue along Old Stage Road and on to Shoestanes Road. The property lies straight ahead in the cul-de-sac to the right.

Sales and Other Information

Fixtures and Fittings

All carpets, floor coverings, light fittings, integrated appliances and shed included in the sale.

Services

Mains drainage, water and electricity.



Offers:

Offers are invited and should be submitted in Scottish legal form to Bannerman Burke Properties Ltd, 28 High Street, Hawick, TD9 9EH. Tel (01450) 375567. property@bannermanburke.co.uk. Any person wishing to note their interest in the property, or be informed of a closing date, should notify the selling agents by way of their solicitors as soon as possible. The seller shall not be bound to fix a closing date or accept the highest or, indeed any offer and reserves the right to sell privately.

Viewings:

Strictly by appointment through Bannerman Burke Properties Ltd.

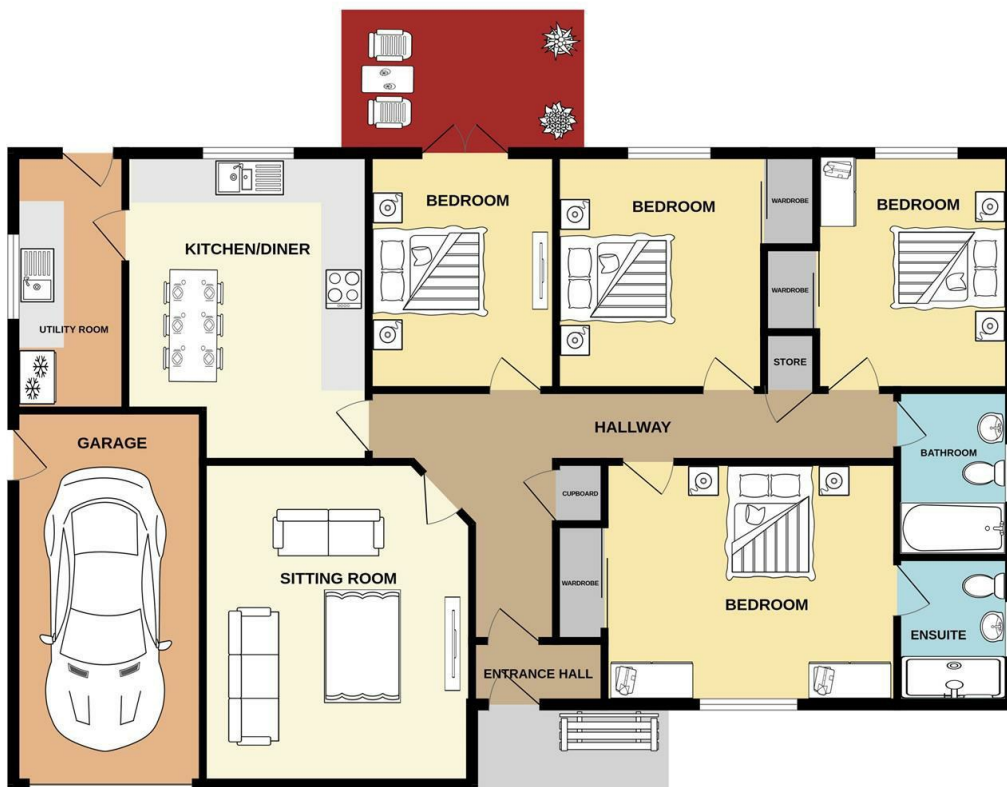
Notice:

These particulars do not form any part of any contract. Whilst every effort has been made to ensure the accuracy of the particulars, the statements or floor/land plans contained herein are not guaranteed nor to scale. Measurements have been taken by sonic tape at the widest point and are approximate. Services and appliances have not been tested for efficiency or safety by the selling agents. No warranties are given as to the compliance with any regulations. Interested purchasers should satisfy themselves with regard to these matters.



| Energy Efficiency Rating | | Current | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 68 |
| (39-54) E | 42 | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Scotland | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 63 |
| (39-54) E | 43 | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| Scotland | | EU Directive 2002/91/EC | |



7 SHOESTANES ROAD, HERIOT

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