

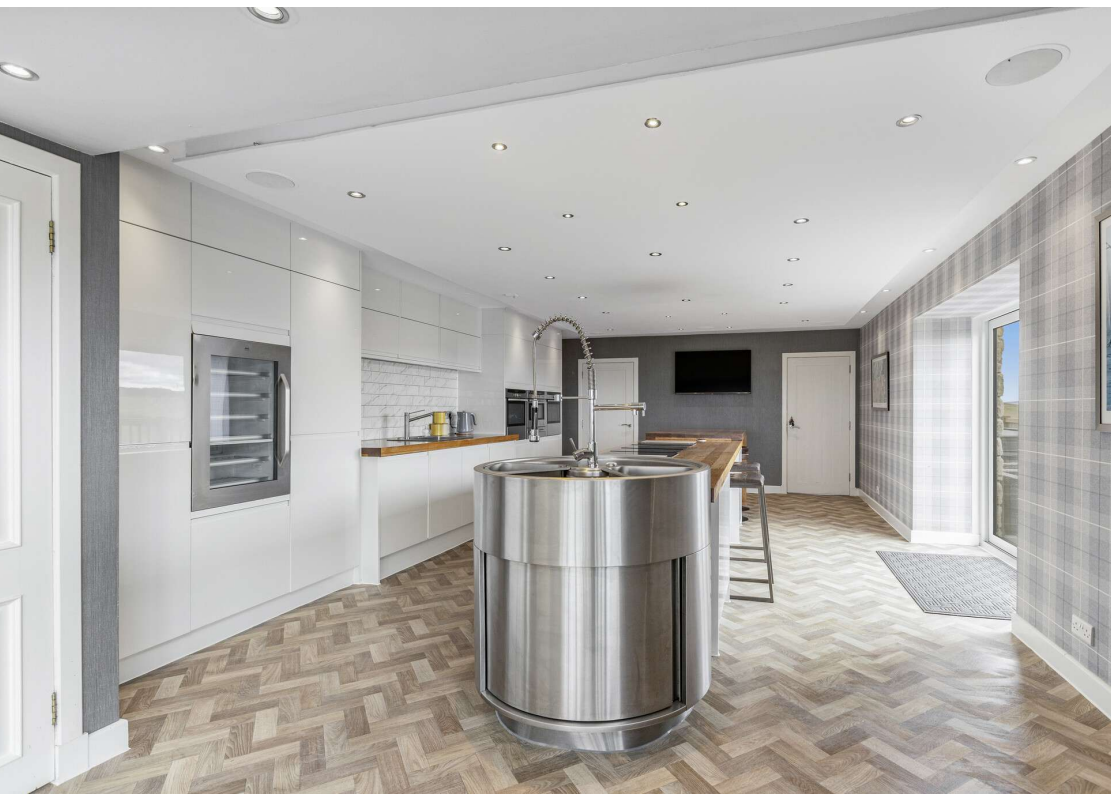




## Welcome

Welcome to Braehill, an outstanding detached family residence with self-contained granny annex (currently under renovation) that perfectly blends contemporary luxury with rural tranquillity. This superior property, meticulously transformed from original farm buildings, boasts generous living spaces renovated to the highest standards. Set within peaceful countryside yet conveniently close to both Edinburgh and Galashiels, Braehill offers an unrivalled lifestyle opportunity. Upon entering, you are welcomed by an impressive, light-filled open plan living, dining, and kitchen area featuring sliding patio doors that open to a private decking-ideal for seamless indoor-outdoor living. Quality fixtures and fittings are evident throughout, reflecting the care and attention lavished by the current owners. Additional ground floor highlights include a versatile sitting room, snug, games room, conservatory, utility room, and a luxurious primary bedroom complete with ensuite shower and bathroom. Upstairs, a spacious galleried landing leads to five generous double bedrooms, one with an exquisite ensuite, and a stylish, modern family bathroom, and living area. The home is equipped with double glazing and oil-fired central heating, complemented by electric underfloor heating in the open plan living area for year-round comfort. Externally, Braehill features a charming courtyard garden and extensive decking with panoramic views across open countryside. Ample private parking is available, and the property is currently operated as a successful holiday let, offering a unique investment or the perfect family home. Properties of this calibre rarely come to market. Arrange your private viewing today to fully appreciate the exceptional quality, space, and lifestyle Braehill has to offer. Viewings are strictly by appointment only.







- Entrance vestibule with built-in storage
- Superbly spacious bright open plan split level living and dining area, living area with wood burning stove with the dining area providing access to a rear decking area
- Large, stunning, modern contemporary kitchen with a host of quality integrated appliances, a vast range of storage facilities, real wood worktops, breakfast bar, and one of kind carousel style stainless steel sink and vegetable preparation unit
- Utility Room and large pantry style storeroom off the kitchen
- Hallway with snug sitting area and WC off
- Conservatory
- Inner hallway
- Ground floor guest bedroom with built-in wardrobes and en-suite shower room
- Incredible games and TV room
- Ground floor bathroom
- Landing to upper accommodation with built in storage
- Main bedroom with built in wardrobes and luxurious en-suite
- Four further bedrooms
- Stunning family bathroom
- Double glazing, oil central heating, and underfloor heating
- Quality fixtures & fittings throughout with modern décor
- Fabulous open views over the Borders countryside
- Courtyard garden with patio area offering a peaceful and private place to relax
- Driveway and ample parking
- Fully self-contained granny annex (currently under renovation) comprising of its own private entrance, living room, kitchen, utility room, two bedrooms, and bathroom







## Heriot

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 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.

## Extras

All floor coverings, light fittings, blinds where fitted, all integrated appliances, and remaining white goods. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale. Items of furniture may be included by negotiation and are subject to offer.





# Get in touch

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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 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.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.