

Peebles

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Offers Over £300,000

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The Old Coach House, Borthwick Hall, Heriot, EH38 5YE



Mid-terraced cottage that has been thoughtfully converted from two separate cottages into one, offering a unique and spacious living environment. Situated only 19 miles from Edinburgh and within easy travelling distance of many Scottish Borders towns, this property combines rural tranquility with convenient access to city life. The home features two spacious double bedrooms, including a master bedroom with an en-suite shower room, as well as a single room ideal for use as an office or nursery. The dining room opens through patio doors to the shared courtyard, creating a seamless flow between indoor and outdoor spaces. Stunning views surround the property, making it the perfect place to unwind. The private, fully enclosed front garden provides a peaceful retreat.

Accommodation

GROUND FLOOR

- * Hallway
- * Living room with a feature fire place
- * Hallway
- * Kitchen with integrated fridge freezer
- * Dining room with French doors to courtyard
- * Cloakroom
- * Utility room

FIRST FLOOR

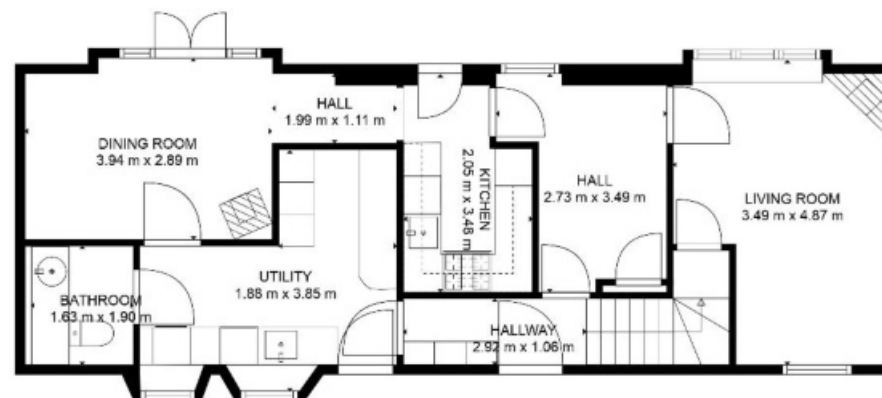
- * Upper landing
- * Master bedroom with en-suite shower room and fitted wardrobes
- * Double bedroom with fitted wardrobes
- * Newly installed bathroom
- * Nursery / study

ADDITIONAL INFORMATION

- * Oil fired central heating
- * Double glazing
- * Private enclosed garden with four sheds providing ample storage



FLOOR 2



FLOOR 1

TOTAL: 108 m2
FLOOR 1: 67 m2, FLOOR 2: 41 m2
EXCLUDED AREAS: LOW CEILING: 22 m2

FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Situation

The village of Heriot enjoys a quiet rural setting, positioned conveniently along the A7. The village is popular for commuters, being only 19 miles from Edinburgh, with a regular train service from nearby Gorebridge, and within easy travelling distance of many Scottish Border towns including the centrally located Galashiels.

Heriot Primary School is located in the village, with transport running to secondary schools in both the Borders and Edinburgh regions

In addition to the excellent country walks locally, recreational activities are to be enjoyed at Vogrie Country Park or Gore Glen Woodland Park, popular with many local groups and residents.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains electricity, private water and drainage

EPC

Band D

Council Tax

Band E

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?
Peebles
Call 01721 723999

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.