

Peebles

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**The Old Police House
8 Heriot Way, Heriot, Scottish Borders, EH38 5YN**



Situated in the sought-after Borders village of Heriot, the Old Police House at 8 Heriot Way is a unique and beautifully presented four-bedroom detached family home. Formerly comprising the village police station and adjoining officer's residence, the property has been thoughtfully converted into a substantial and versatile family home. Located on a quiet no-through road with access-only traffic, it offers both privacy and tranquility.

Boasting a blend of original character features and modern enhancements, the property enjoys outstanding southerly views across the rolling countryside. Conveniently positioned just ten minutes from Gorebridge Railway Station, residents benefit from regular train services to Edinburgh, making it ideal for commuters.

Heriot itself is a vibrant village with a strong sense of community, centred around the recently refurbished village hall. Amenities include a well-regarded primary school, a weekly pop-up café, concerts, yoga classes, table tennis, and a popular Christmas pantomime. Additional services such as a mobile library and post office, weekly fish van, and book exchange further enhance village life. The surrounding countryside offers immediate access to outdoor pursuits.

Accommodation

The property offers bright and spacious accommodation arranged over two floors, comprising:

GROUND FLOOR

- * Entrance hall – welcoming and well-proportioned, providing access to the main living areas
- * Sitting room – a comfortable and inviting space featuring a multifuel stove, ideal for relaxing and entertaining
- * Dining room – generously sized with French doors opening to the rear patio, and a multifuel stove
- * Kitchen – located off the dining room, well-equipped and functional, with ample storage and workspace
- * Bedroom one – a spacious double bedroom offering excellent accessibility
- * Bedroom two – another well-sized bedroom, ideal for guests or multi-generational living
- * Shower room – modern and convenient, serving the ground floor bedrooms

FIRST FLOOR

- * Bedroom three – a bright double bedroom with countryside views
- * Bedroom four – another comfortable double bedroom, ideal for family or guests
- * Family bathroom – well-appointed with bath and additional fittings
- * Attic space – extensive storage area, easily accessible

ADDITIONAL INFORMATION

- * Private driveway and ample off-street parking
- * Well-maintained front garden with lawn and hedging
- * Generous enclosed rear garden with lawn, borders, shrubs, and small trees
- * Two patio areas ideal for outdoor entertaining
- * Large garden shed with power, lighting, underfloor heating, broadband – suitable as a home office or workshop
- * Additional summer house with power, providing a peaceful retreat
- * The garden and panoramic views are standout features of this charming home, which must be viewed to be fully appreciated.

The Old Police House, 8 Heriot Way, Heriot, EH38 5YN

Approximate Gross Internal Area = 168.3 sq m / 1811 sq ft

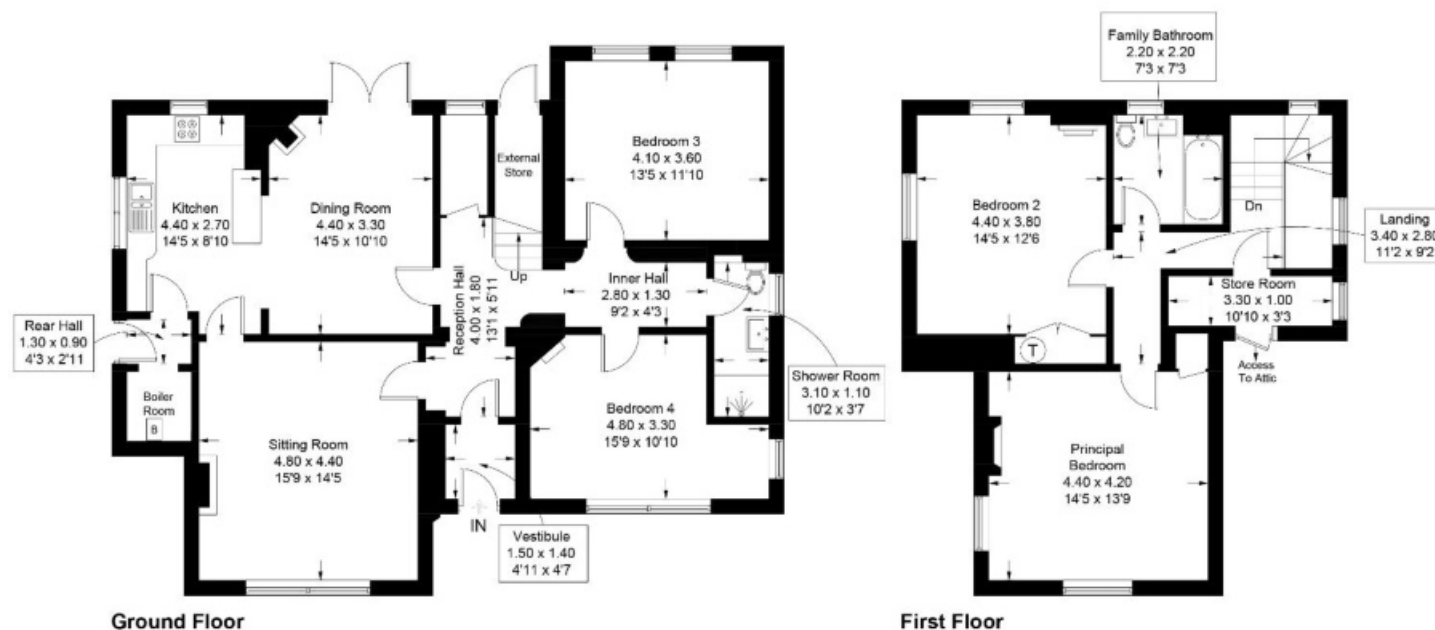


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (1232896)

Situation

Heriot is located in the northernmost part of the Scottish Borders, approximately 20 miles south of Edinburgh. The village enjoys excellent transport links via the A7 and nearby Borders Railway stations at Gorebridge (6.5 miles) and Stow (8 miles), the latter also offering a village shop. Local amenities include Heriot Primary School, mobile banking, post office, and library services. A wider range of facilities is available in Galashiels (16.5 miles), including major retailers such as Tesco, ASDA, Boots, Next, WH Smith, and Marks & Spencer, as well as independent shops, a cinema, swimming pool, gym, and dental services. Eskbank, near Dalkeith (11 miles), also offers a Tesco superstore and additional shopping options. Outdoor enthusiasts will appreciate the proximity to the Moorfoot Hills, offering opportunities for walking, horse riding, fishing, golf, and mountain biking. Secondary education is available at Galashiels Academy, with a dedicated school bus service, and Edinburgh provides a selection of independent schools. The Borders General Hospital, the region's largest, is located near Melrose, a short distance beyond Galashiels. Edinburgh International Airport is approximately 24.5 miles away, offering a wide range of domestic and international destinations.

Fixtures and Fittings

All fixtures and fittings form part of the sale, including fitted flooring, light fittings, integrated appliances, blinds and curtain poles, where applicable.

Services

Mains electricity, oil fired central heating, mains water, septic tank drainage.

EPC

EPC Rating: E44

Council Tax

Scottish Borders Council. Council Tax Band: F

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?
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