



## The Coach House

NETTLINGFLAT | HERIOT | BORDERS EH38 5YF









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Stunning and unique family home featuring a pristine condition, light filled interior finished to an exceptional standard, fabulous swimming pool and leisure facilities, lovely gardens and panoramic countryside views.

A rare opportunity has arisen to acquire an individual property of inspirational design boasting high specification modern living. The Coach House occupies a prime elevated position within a charming hamlet set in the heart of the scenic Borders countryside. The property is not overlooked and has a wonderful sense of privacy. Numerous large windows allow one to take advantage of panoramic views of the surrounding countryside and hills, with the colours changing along with the seasons. Many rooms benefit from double and triple aspects, with French doors in the family/sun room, master bedroom and pool area extending the living space outdoors with ease.

Viewing is essential to appreciate the luxurious interior of this contemporary home. No expense has been spared in ensuring all modern comforts are in place, with effortlessly elegant decor and gleaming solid wood floors completing the look.

The comfortable living room has a marble mantelpiece as its focus point. Within the family/sun room, a cathedral style ceiling and full height windows create an immense feeling of light and space. This room also features a bar area, ideal for home entertaining. The stylish yet practical kitchen was cleverly re-designed in 2013 and has clean modern lines and provides more than ample storage space, plus room for dining.

Five double bedrooms are provided, placed throughout the property to give privacy where required to family members, including older teenagers, or indeed guests. Lying off the master bedroom is a great dressing room with wall to wall built-in wardrobes and a dressing table area with lighting. The master's en-suite has a jet system bath and a drench shower head in the separate shower cubicle. In the family bathroom is a double ended bath, built-in TV and cubicle fitted with jet sprays. All bathrooms and shower-rooms have eye-catching, full height tiling.

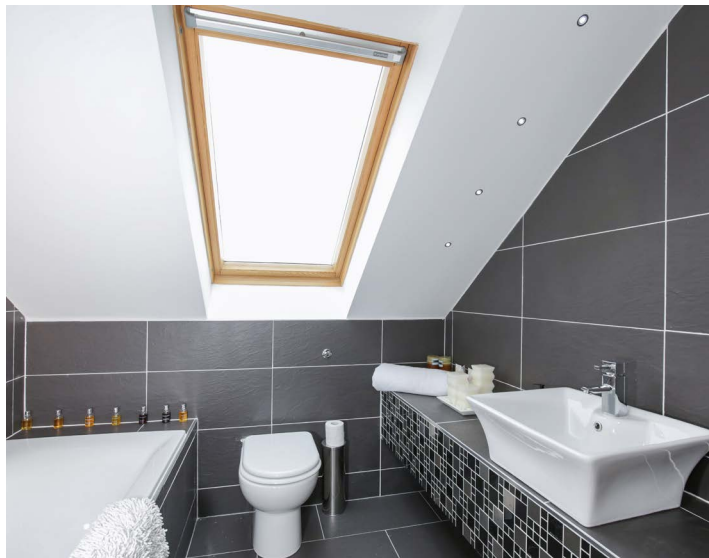
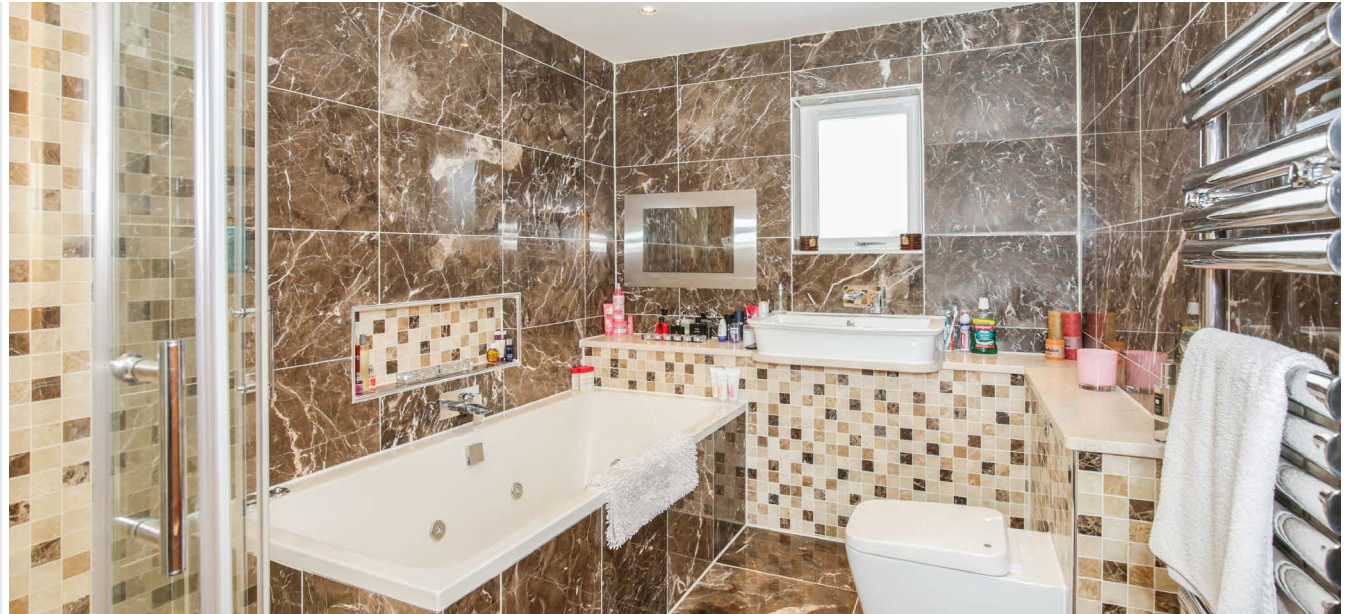
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Generous sized private grounds surround this property, fully enclosed and safe for young children and pets. Access is gained via electric gates to a large driveway with space for parking multiple vehicles and also to the quadruple garage block with superb overhead storage space. Stretches of lawn and a wraparound deck make the sunny garden a wonderful place for outdoor relaxation and to enjoy the views.

If you have grown tired of life in a busy city then this may be what you are looking for. Being part of a rural community has lots of advantages and is a great environment to bring up your family. However it doesn't mean being cut off from amenities. The A7 is right at the bottom of the hill and there are regular hail and stop bus services running along it. There is easy access to the Borders line railway stations at Stow and Gorebridge. The access road from the A7 to the property has been adopted by the local authority and is not maintained by the residents.



#### Accommodation –

- Entrance vestibule
- Hallways
- Living room
- Well fitted kitchen/dining room
- Gallery area overlooking
- Family/sun room with bar
- Master bedroom with
- Dressing room and
- En-suite bath/shower-room
- Four further double bedrooms,
- One with en-suite bathroom
- Family bathroom
- Shower-room
- Utility room

#### Leisure facilities –

- Dance studio/Gym
- Cinema room
- Games room/seating area
- Good sized heated swimming pool
- Indoor and outdoor hot tubs
- Wet shower-room
- Space for sauna/steam room
- Plant room

#### Exterior -

- Large beautifully tended gardens surrounding property
- Long decked terraces
- Stone built shed/water pump house

- Electric remote controlled gate with wooden fence around whole property
- Large tarmac driveway providing parking for multiple vehicles
- Quadruple garage with toilet & shower and large floored attic storage
- Septic tank

#### Additional Features -

- Double glazing
- Electric heating (under-floor in some rooms)
- Excellent storage facilities throughout property
- CCTV system



EPC Rating E.

The property is situated in the tranquil Borders hamlet of Heriot, well within commuting distance of Edinburgh and Galashiels, and a short drive from the Midlothian town of Gorebridge. The area is surrounded by magnificent open countryside and the village boasts a delightful community spirit. There are a number of amenities in the village itself, with further facilities available at Gorebridge, where there are excellent shops and a leisure centre. Situated as it is amidst some of the Borders finest open countryside, the area lends itself to hillwalking and hiking in the Moorfoot Hills, pony trekking and cycling. Heriot has its own nursery and primary schools, with secondary schooling available at nearby Galashiels Academy. For the commuter road links are excellent, via the A7, whilst for those seeking an alternative method of transport the Borders Railway has links at Gorebridge and Stow, providing swift and easy access to Edinburgh Waverley.

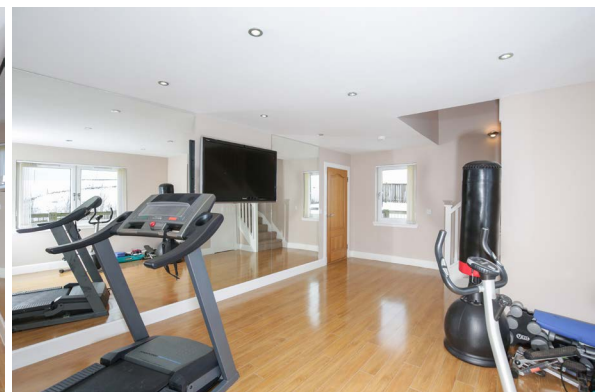












Outstanding leisure facilities are on offer, catering for all members of the family. Of particular note is the environmentally friendly, sand filtered pool, fitted with an electronically operated cover to help retain water temperature. The pool area also includes an indoor hot tub, a room suitable for fitting out as a sauna/steam room and a wet shower-room. French doors either side of the pool area lead directly out onto decking. Further attractions include an outdoor hot tub, dance studio/gym with full length wall mirrors, home cinema room and an open plan area suitable as a games room.

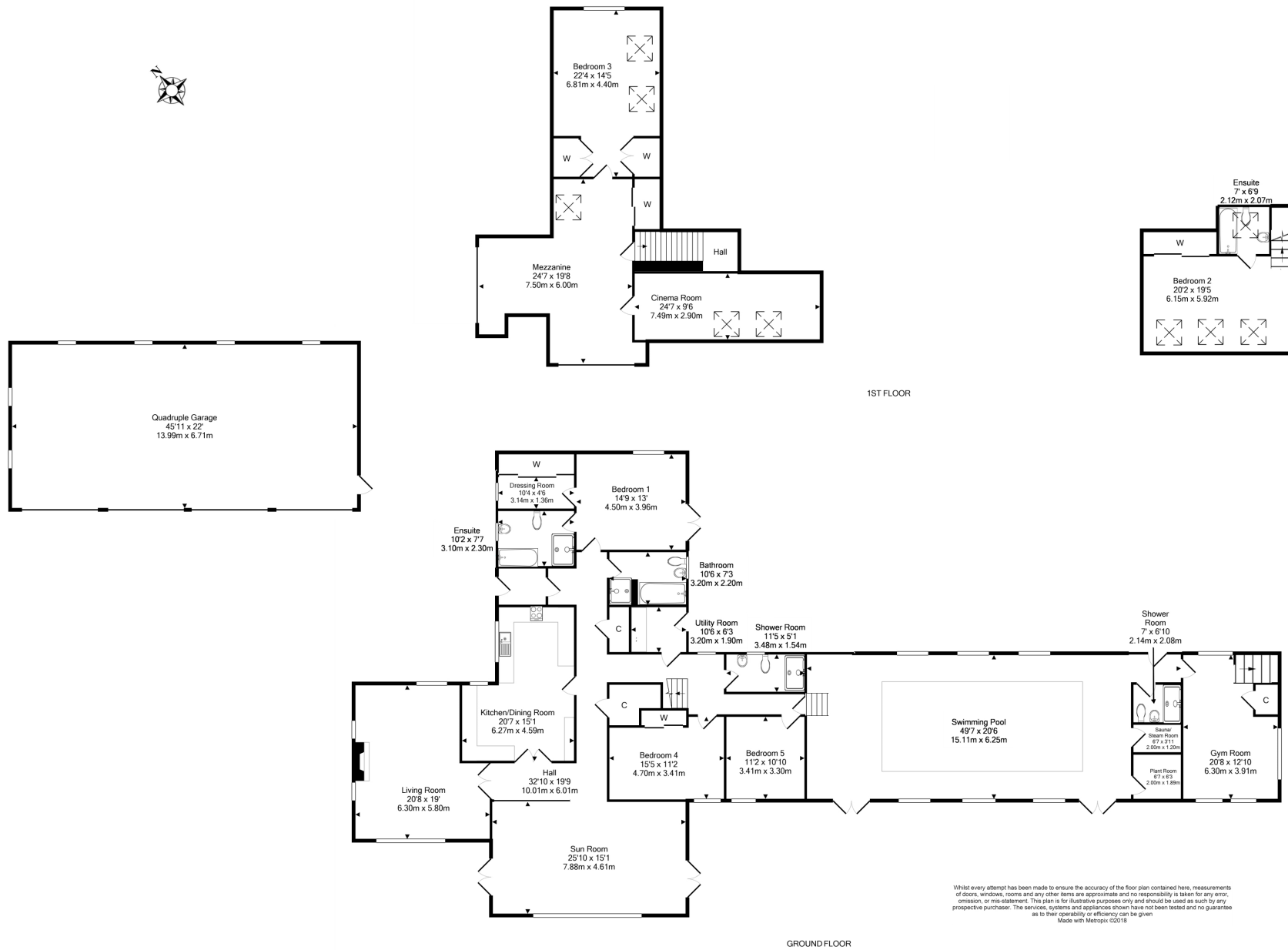












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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