



1 Shoestanes Road, Heriot

Offers Over £205,000





1 Shoestanes Road

Heriot, EH38.

A gently confident home - where light flows, space calms and opportunity lives.

Set in the peaceful village of Heriot, just a short drive from Edinburgh, this spacious two-bedroom bungalow offers something quietly rare – a chance to slow down, settle in, and shape a space that already feels like home. With high ceilings, generous proportions, and large windows that welcome the light, it's a property that feels grounded and balanced – filled with charm, character, and opportunity.

The layout flows with ease – from the warm, welcoming hallway to the large living room with views to the hills, and into a **sunny** kitchen and garden room. Outside, a wrap-around garden offers the kind of space and privacy that's increasingly hard to find – and with the hills on the horizon, the setting is nothing short of idyllic.

This is a home that may not shout – but it speaks.

And it's ready for its next chapter.



Hallway

Set at the heart of the home, the hallway is both functional and welcoming — a quietly confident space that connects every room with ease. A small reception area at the entrance helps keep warmth in during the colder months, offering a touch of traditional practicality. From there, natural light filters through from adjoining rooms, and the high ceilings enhance the sense of space. Whether you're arriving home with muddy boots or greeting guests with a warm hello, this hallway feels like more than a passage — it's a calm and grounded introduction to the home.

Living Room

14' 1" x 13' 11" (4.28m x 4.24m)

The largest room in the home, the living room offers a wonderful sense of space — enhanced by high ceilings and a large front-facing window that frames views of the surrounding hills. A fireplace adds a cosy focal point, while a convenient corner cupboard offers practical storage. A door leads directly to the kitchen, keeping the flow of the home simple and functional. This is a room made for quiet moments and natural light — generous in size, grounded in comfort.



Kitchen

11' 1" x 9' 8" (3.39m x 2.95m)

Bright and practical, the kitchen looks out over the sun-filled back garden — a peaceful view to accompany daily routines. There's ample space for a dining table, making it as much a place for conversation as it is for cooking. A built-in pantry cupboard provides useful storage, while the layout invites simple updates to make the space truly your own.

Sun Room

7' 5" x 6' 11" (2.25m x 2.10m)

Tucked just off the kitchen and opening out to the generous back garden, the sunroom is a warm, intimate space filled with natural light throughout the day. It's perfect as it is — a quiet corner to enjoy a coffee or tend to houseplants — but its potential is clear. Whether opened up, styled as a garden room, or simply enjoyed as a sunny retreat, this little space connects the indoors to the outdoors with quiet purpose.





Master Bedroom

12' 0" x 10' 9" (3.66m x 3.28m)

Spacious and well-proportioned, the master bedroom enjoys a large window to the front – drawing in natural light and framing the peaceful outlook beyond. Its square layout and high ceilings add to the sense of calm, while a built-in wardrobe offers practical storage without compromising space. It's a room that feels quietly dignified – simple, balanced, and easy to make your own.

Bedroom 2

12' 0" x 9' 8" (3.66m x 2.95m)

Almost equal in size to the master, this second double bedroom enjoys a peaceful rear outlook – with a large window that captures sunlight throughout the day and frames views across the garden and hills beyond. A built-in wardrobe adds to the room's practicality, while the generous proportions and natural light make it an inviting space for guests, family, or even a calming home office.



Bathroom

6' 5" x 6' 0" (1.96m x 1.84m)

Practical and bright, the bathroom features a window to the rear, allowing in fresh air and natural light. Fitted with a full-sized bath and overhead shower, it's a functional space with everything you need – with an opportunity for a stylish refresh over time.





Front Garden

The front garden is modest and welcoming, with a path leading gently to the front door. A second pathway curves around the side of the property, offering direct access to the rear. The wrap-around layout gives the home breathing space – a rare and valuable feature that opens up possibilities for landscaping, extension, or simply enjoying the extra elbow room.

Rear Garden

Bathed in sunlight from morning to evening, the back garden is one of the home's most defining features – a generous, open space with uninterrupted views to the hills beyond. It's not just a garden – it's a lifestyle. Whether you imagine wildflowers, a vegetable patch, summer evenings with friends, or quiet mornings with coffee and sky – this is a space full of promise, peace, and possibility. It's the key to what makes this home special.







1 Shoestanes Road Heriot, EH38 5YW
Approximate Gross Area
797 sq ft / 74 sq m



Disclaimer : This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective parties should rely on their own enquires.





RE/MAX Property Specialists

Bonnyrigg Business Park, EH19 3LW

07799 065 460 or 0131 202 6862

bdunlop@remax-scotland.homes

www.remax-scotland.net/estate-agent/billie-dunlop