



3 Shoestanes Road is a very well-presented, and spacious two-bedroom semi-detached house situated in the popular Borders village of Heriot.

With charming views from the garden to the rear, the property is within six and a half miles of the Borders Railway station at Gorebridge, which runs to Edinburgh. With a primary school in the village of Heriot, and access to the open countryside on the doorstep it would provide an ideal home to a range of buyers.

Internally, the bright and welcoming accommodation lies across one level and comprises two bedrooms, a shower room, a sitting room, a kitchen and a conservatory. The property benefits from good storage and loft ladder access to a sizeable attic, plus double glazing and an air source central heating system.

Externally, the property has private parking to the front for at least two cars on a monobloc driveway and access up the side to an attractive garden with large workshop/shed and a summer house situated on raised decking, both with power and lighting. With gravelled areas and the decking there are areas to sit out and enjoy more informal entertaining, surrounded by an array of raised beds and well stocked borders.

Edinburgh and Galashiels are also readily available from this highly accessible location with the A7 providing links to Edinburgh in the North and Carlisle in the South, and Gorebridge, with railway station under six and a half miles away.

Galashiels 16.5 miles. Edinburgh 20 miles. Stow 8.0 miles. Gorebridge 6.5 miles

(All mileage is approximate)

Location:

3 Shoestanes Road is located in the small village of Heriot situated in the northern most part of the Scottish Borders. With the countryside on its doorstep, it is around twenty miles south of Edinburgh, with a railway station at Gorebridge six and a half miles to the North, or Stow eight miles to the South complete with a village shop. The adjacent A7 also provides excellent transport links to the North or South.

With a primary school at Heriot, along with mobile banking, post office and library services available it provides an easily accessible route to Edinburgh or to the principal Borders town of Galashiels sixteen and a half miles away, that offers a fuller range of shopping facilities, including Tesco, ASDA, Boots, Next, WH Smith and Marks & Spencer. Among the independent shops in Galashiels there is also a cinema, a swimming pool, gym, dentists, and orthodontist. Eskbank, near Dalkeith also offers a range of shops and a Tesco superstore and is situated around eleven miles to the North.

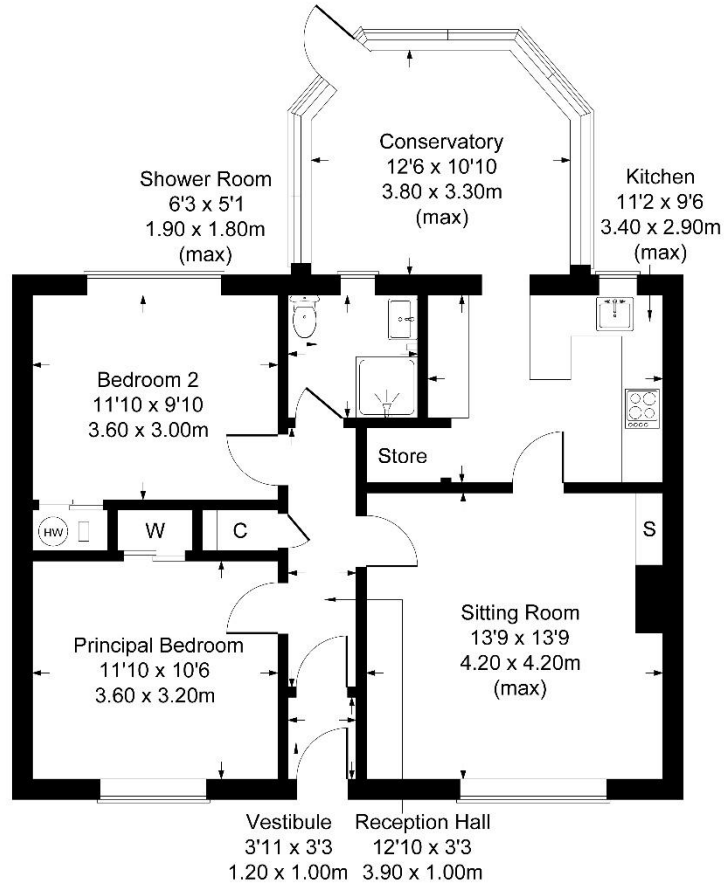
Along with a number of local tourist attractions in the area, there are also a variety of outdoor pursuits that include fishing, fieldsports, horse riding, golf, mountain biking, and a selection of walks, in particular through the Moorfoot Hills. Primary schooling is available in the village with secondary schooling at the newly built Galashiels Academy, for which there is a school bus service, with Edinburgh also offering a good selection of independent schools.

The Borders General Hospital, the largest hospital in the Scottish Borders lies on the fringes of Melrose, a few miles beyond Galashiels.

Heriot can be reached by the A7 which runs adjacent to the village and provides the links to Edinburgh or the north of England. The area is also served by the Borders Railway which runs from Tweedbank to Edinburgh, with an aforementioned station in the village of Gorebridge, and Edinburgh International airport, around twenty-four and a half miles away, also offers an excellent choice of destinations.



3 Shoestanes Road, Heriot EH38 5YW



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Directions:

For those with satellite navigation the postcode for the property is: EH38 5YW
Coming from Edinburgh take the A7 South signposted Carlisle and Galashiels. Proceed South on the A7 passing through Gorebridge and North Middleton. Approximately four and a half miles after North Middleton, take a right turn over a bridge, just south of Heriot which is signposted. On crossing the bridge turn first right and proceed towards Heriot. On passing a right turn for Heriot Way, you will come to Number 3 Shoestanes Road on your left-hand side.
Coming from Galashiels proceed North on the A7, going through Stow. Approximately eight miles after Stow, take a left turn over a bridge, just south of Heriot, which is signposted and follow the above directions.

FURTHER INFORMATION:

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

Services:

Mains electricity, mains water, mains drainage, air source heating system, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: B

EPC Rating:

Current EPC: D62

Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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