



Hilltop Cottage Nettlingflat
HERIOT | BORDERS | EH38 5YF





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Nestled in the heart of the idyllic countryside surrounded by scenic rolling hills and vast open green spaces is this immaculately presented and extremely spacious charming cottage. Set in a fine rural location the property which was part of a luxury steading conversion boasts a private rear garden, wide driveway and large rooms spanning around 2,000 sprawling square feet.

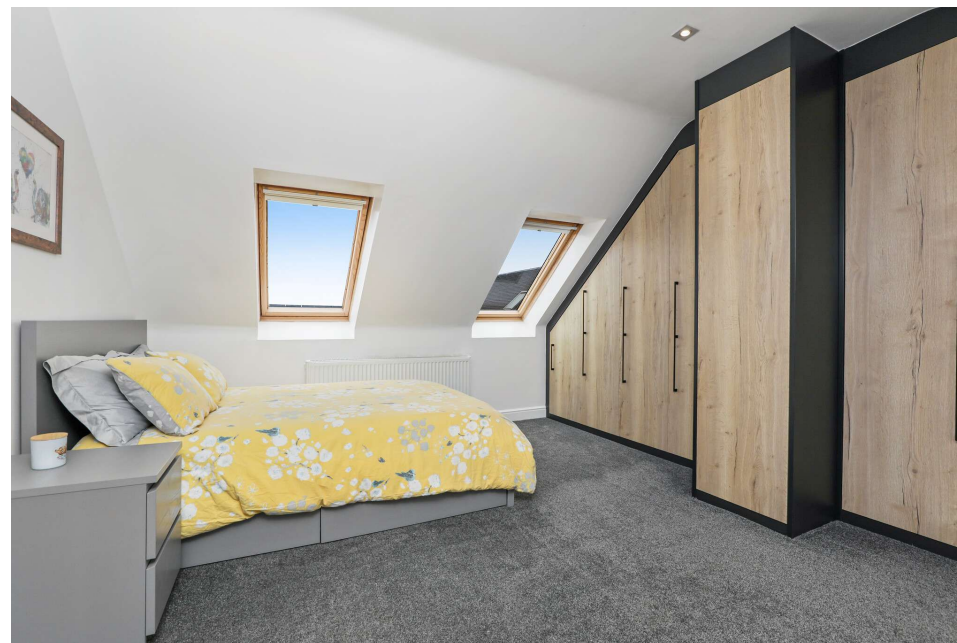
The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright dual aspect lounge with wood burning stove, a contemporary kitchen with generous dining space, a useful utility cupboard and a modern W/C. The ground floor is completed by two well-proportioned double bedrooms. Following up a grand carpeted staircase the upper level enjoys a master bedroom with dressing room and an exquisite en-suite bathroom with shower over bath a further grand double bedroom with bespoke built-in wardrobes and the home is completed by a well-appointed main bathroom.

Externally the fully enclosed South facing rear garden is mainly laid to lawn with a large decked area ideal for alfresco dining and entertaining.



PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





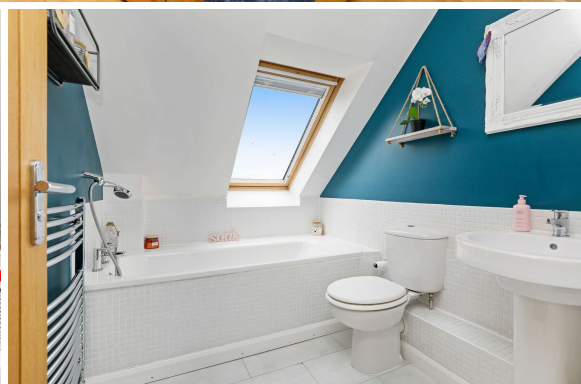
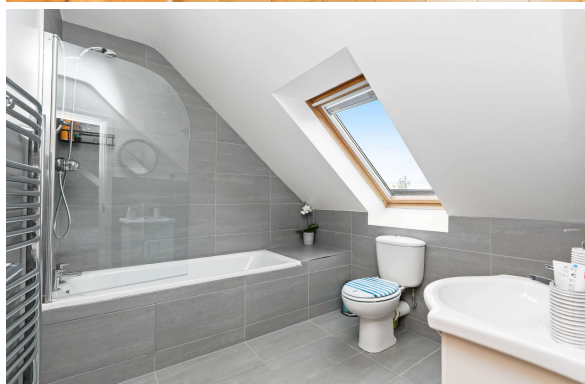
- Charming steading conversion renovated to an impeccable standard
- Rural location close to Heriot nestled in the vast open countryside
- Scenic rolling hill views
- Within easy reach/commuting distance to Edinburgh
- South facing garden and driveway
- Large accommodation over approximately 2,000 square feet
- Welcoming entrance hallway with deep storage cupboard
- Large dual aspect lounge
- Contemporary dining kitchen with generous dining space
- Useful utility cupboard and a W/C
- Two ground floor double bedrooms
- Master bedroom with dressing room and elegant en-suite
- Fourth double bedroom on upper level
- Stylish main bathroom

Council Tax Band: E Energy Rating: B

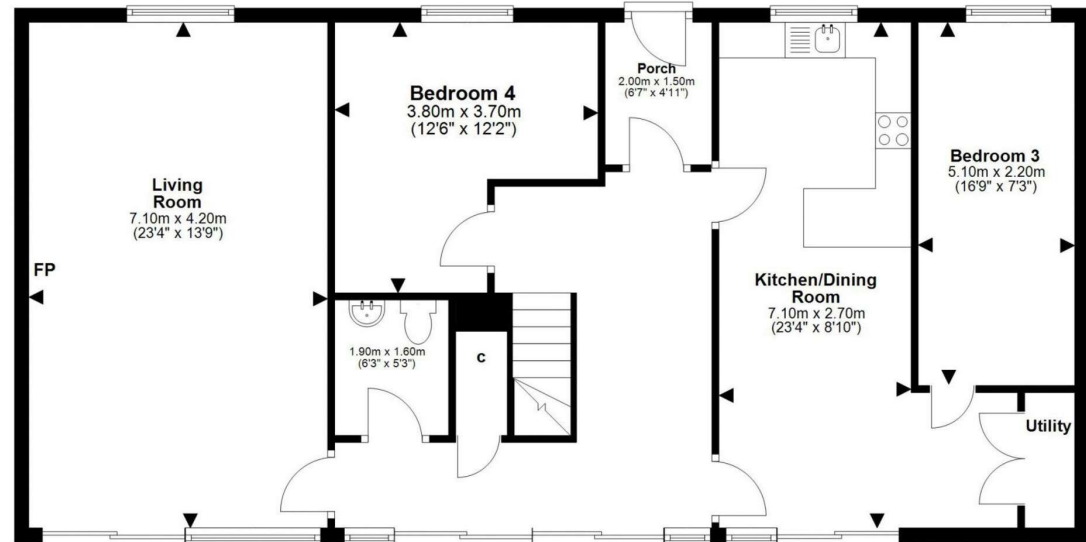
All fixtures, fittings and integrated appliances will be included in the sale, while other items of furniture can be available with separate negotiation.



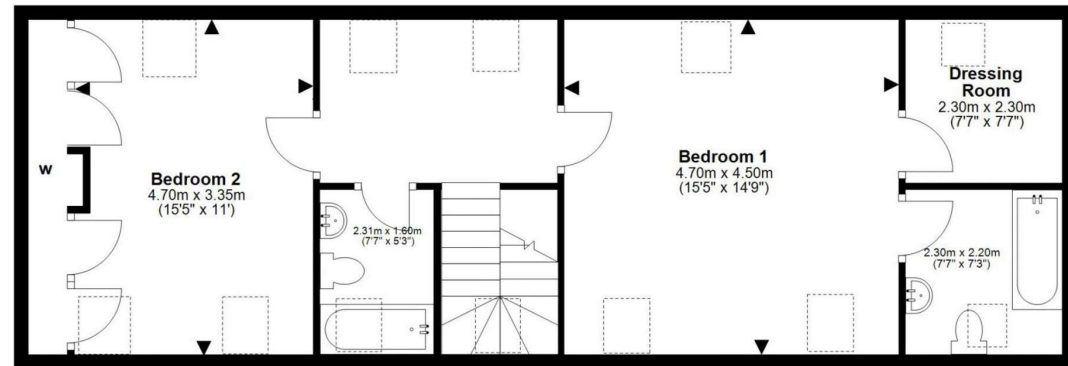
The property is situated near the tranquil Borders hamlet of Heriot, well within commuting distance of Edinburgh and Galashiels, and a short drive from the Midlothian town of Gorebridge. The area is surrounded by magnificent open countryside and the village boasts a delightful community spirit. There 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







Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.