



JAMES AGENT

ESTATE AGENTS & PROPERTY CONSULTANTS



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8 Shoestanes Terrace, Heriot, EH38 5YP

Guide price £260,000



3



2



2



5



8 Shoestanes Terrace

Heriot, EH38 5YP

- Modern Family Home
- Popular Area
- 3 Double Bedrooms
- 2 Bathrooms
- Excellent Views
- Quiet Rural Position
- Kitchen/Dining Room
- 2 Public Rooms
- Private Garden
- Commutable to Edinburgh

We are delighted to bring to the market this semi-detached home set in a quiet, semi-rural position close to the A7. Offering bright, well-presented accommodation over two floors, with wonderful views over the surrounding countryside. The village of Heriot lies around ten miles from the Edinburgh City Bypass and offers an excellent commuting option, either by car or via train, with stations at nearby Stow and Gorebridge.

- ENTRANCE PORCH - HALL - LIVING ROOM - KITCHEN/DINING ROOM - SITTING ROOM
- THREE DOUBLE BEDROOMS - FAMILY BATHROOM - SHOWER ROOM -

CELLAR STORE



Internally

The property offers bright, spacious accommodation over two floors. The living room has a wood-burning stove and links with the dining kitchen to create a wonderful living space. The sitting room also has a wood-burning stove, and could easily have a door added to create a fourth bedroom if required. Three double bedrooms are well served by the family bathroom and separate shower room.

Kitchen

The bright and spacious dining kitchen has ample space for a dining table and is fitted with modern wall and floor units incorporating wooden worktops with an inset stainless double bowl sink, range cooker and stainless steel extractor hood. A back door leads out to the garden.

Bathrooms

The Family Bathroom is fitted with a three-piece suite including WC, pedestal basin, and bath with shower over.

The Shower Room comprises WC, pedestal basin and walk in shower enclosure with electric shower.





Externally

The garden is primarily laid to lawn, with mature beds, shrubs and specimen trees, as well as a greenhouse to the front of the property. accessed off the hallway, the decking area offers fine views over the countryside. The is also useful cellar storage.

Location

The village of Heriot enjoys a quiet rural setting by the A7, making it popular with commuters, within easy reach of Edinburgh while still keeping the Border towns accessible. The village itself has a primary school, while mobile banking, post office and library services are available. Nearby Stow has a village shop and a health centre, as well as a station on the Borders Railway, with a journey time to Edinburgh of around 45 minutes.

Fixtures & Fittings

All fitted carpets, floor coverings, fitted blinds/curtains, light fittings and integrated appliances are to be included within the sale.

Services

Mains water, LPG-fired central heating, drainage to septic tank and double glazing.

Council Tax

Council Tax Band C

Viewings

Strictly By Appointment via James Agent.

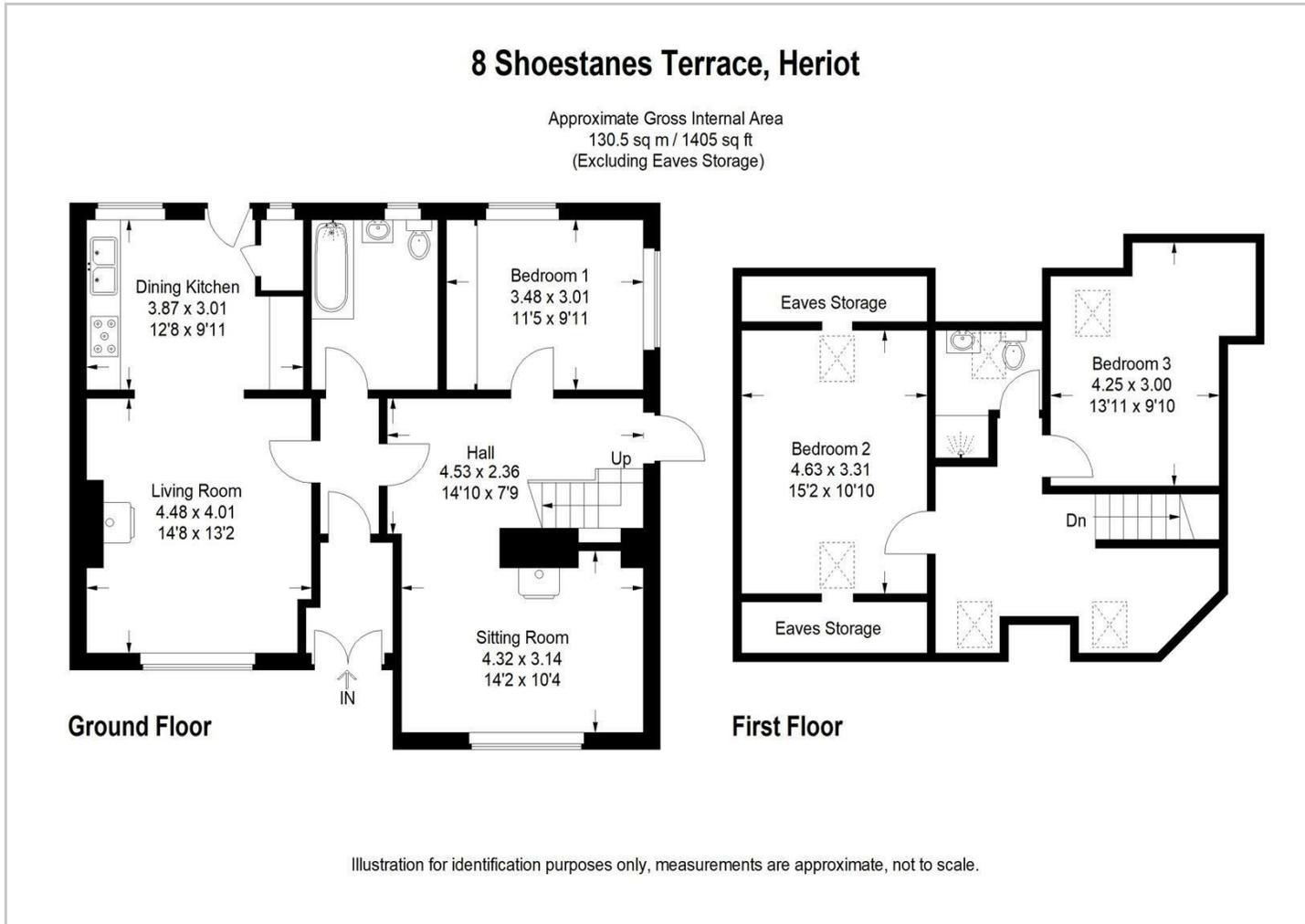
Home Report

A copy of the Home Report can be downloaded at our website www.jamesagent.co.uk.





Floor Plans

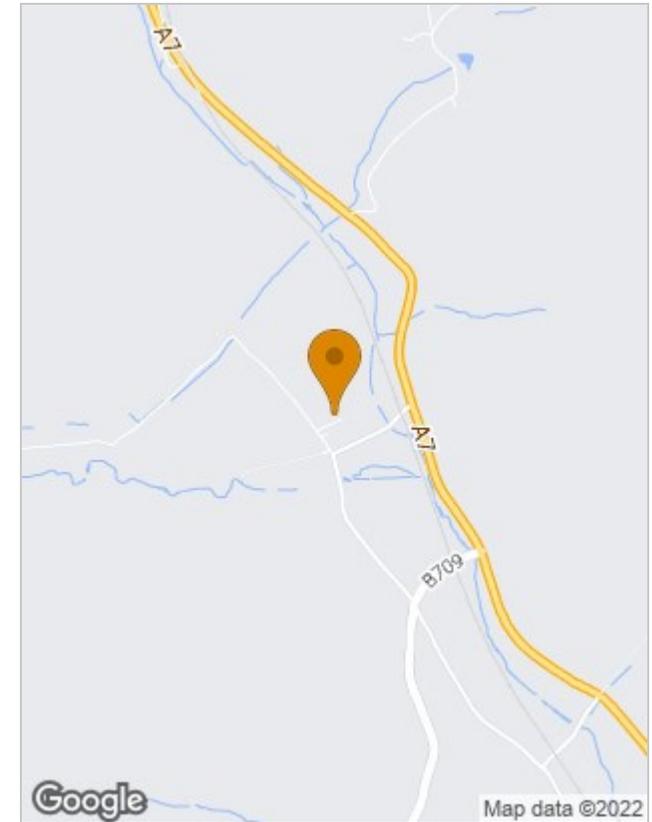


Viewing

Please contact our us on 01896 808 777 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

