



Old Police House, 8 Heriot Way is a unique, and well presented, four-bedroom detached house situated in the popular Borders village of Heriot. Formerly the policeman's house with adjoining police station the property has been converted into a substantial and spacious family home.

With some original features, as well as the most fabulous views to the south over the rolling countryside, 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 a charming home to a range of buyers.

Internally, the bright and welcoming accommodation lies across two levels and comprises four bedrooms, a shower room, a family bathroom, a sitting room, and a dining room with kitchen off. A particular feature is the attic space which offers excellent storage, with additional storage cupboards throughout. The property is also double glazed and benefits from oil fired central heating, as well as a multifuel stove in the sitting room and dining room providing an excellent source of secondary heat. Of particular note are two bedrooms and the shower room on the ground floor offering excellent accessibility.

Externally, the property has private driveway parking to the side, with plentiful off-street parking to the front, along with attractive hedging and lawn area. To the rear lies the attractive and generous enclosed garden which has mainly been laid to lawn, with borders, small trees and shrubs. A patio lies outside the French doors off the dining room, and a second patio area can be found to the side, beside the vegetable patch, offering excellent space for more informal entertaining. A welcome addition to the outside space is the large garden shed which provides an excellent office and workshop space with power, lighting, underfloor heating and broadband plus an additional summer house to the corner which is a lovely place to retreat to after a long day, also with power.

The garden and the southerly views are a real feature of this charming home and the property should be viewed to be appreciated. 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:

Old Police House, 8 Heriot Way 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.

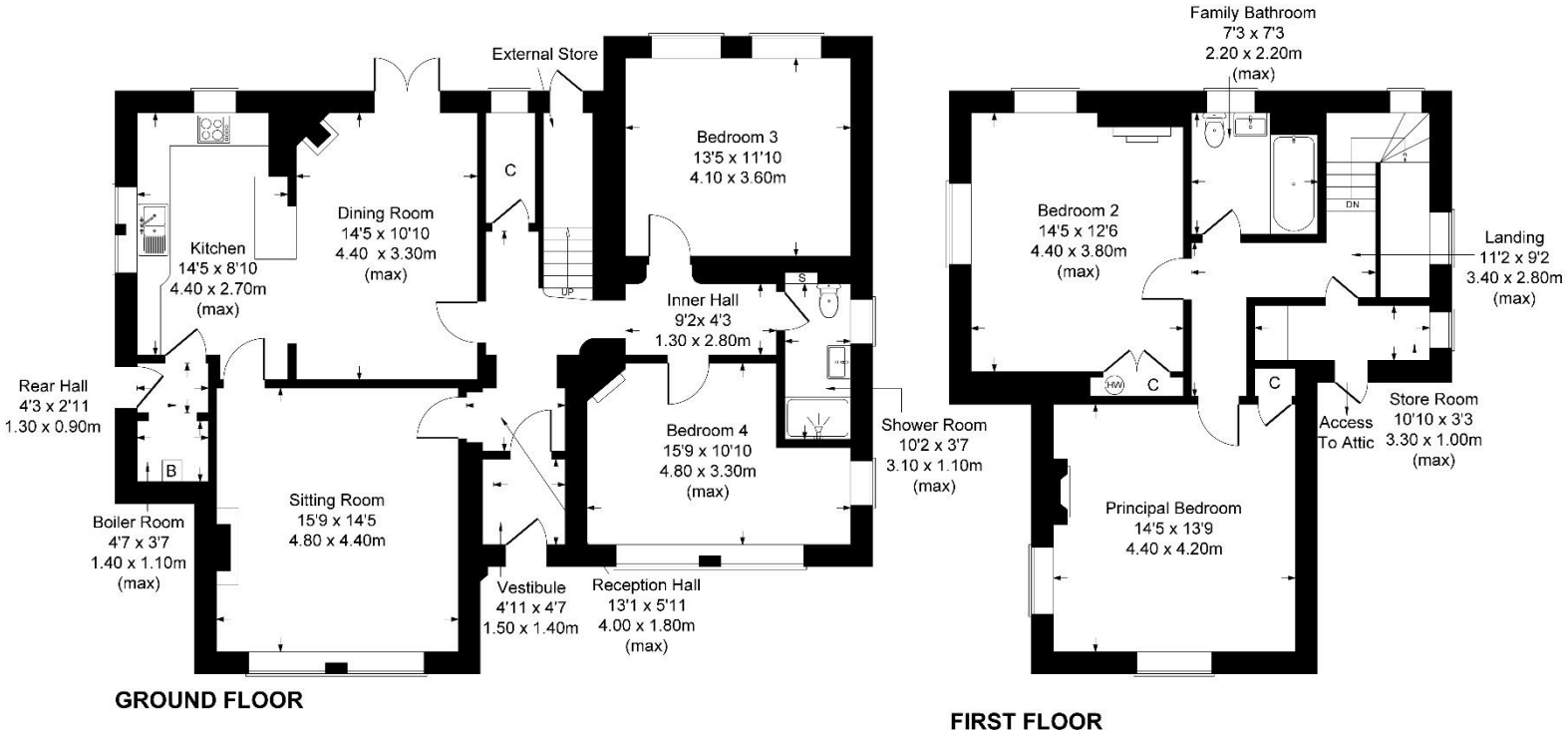
Along with a number of local tourist attractions in the area, there are also a variety of outdoor pursuits that include fishing, fieldsports, horse riding, golf, mountain biking, and a selection of walks, in particular through the Moorfoot Hills. Primary schooling is available in the village with secondary schooling at 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.



Old Police House, 8 Heriot Way, Heriot EH38 5YN



FOR ILLUSTRATIVE PURPOSES ONLY

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Directions:

For those with satellite navigation the postcode for the property is: EH38 5YN
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. Take the next available right turn onto Heriot Way and Old Police House, 8 Heriot Way is halfway down on the left.
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, septic tank drainage, oil fired central heating, telephone and broadband

Outgoings:

Scottish Borders Council Tax Band Category: F

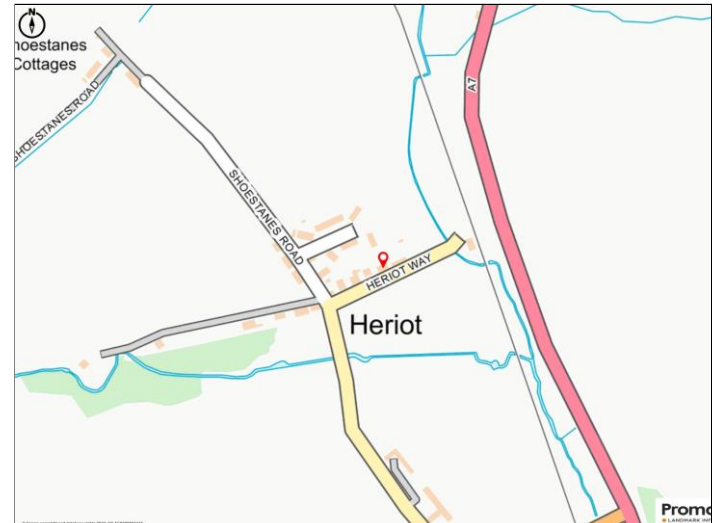
EPC Rating:

Current EPC: E44

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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