





# The Location

Gamekeepers Cottage is set within the thriving commuter village of Heriot, which enjoys facilities including a highly regarded primary school, a church and a well-utilised Village Hall where all manner of clubs and societies can be found. The property also benefits from high-speed broadband.

Heriot is popular with young families and professionals with a short commute to Edinburgh with the A7 being very close by. The new Borders Railway, with nearby stations in Stow and Gorebridge, is ideal for commuting to Edinburgh, Galashiels and Melrose.

The region is well known for its beauty and the lifestyle it offers and with both country and coastal pursuits on hand it makes the area an attractive and enviable part of the country to reside in. The Scottish Borders is easy to reach with major routes from all

directions touching its boundaries. Traffic free roads and quiet country lanes reveal new breath-taking vistas that change with the seasons, the weather and the light.

A short distance away Glentress and Innerleithen offer some of the best mountain biking in the UK.

Gorebridge Railway Station 7 miles, Stow Railway Station 9 miles and Edinburgh City Bypass 11 miles (all distances are approximate).

Heriot has very much a community feeling, and the primary school and other local improvements have been funded by the Wind Farms as well as estate owners donating to the local school and community as a whole. The local primary school is well thought of and has an after-school club for working parents with pick up at 18.00hrs.



# Gamekeepers Cottage

This lovely two bedroom cottage has an abundance of character and ample potential expansion opportunity.

The dining area offers a comfortable dining space for a large table and multiple chairs. The kitchen character is very in-keeping with the period of the property, with a Dublin sink and a Rangemaster Cooker which has a gas hob installed to LPG which helps keep this room lovely and cosy. Further integrated appliances include; Bosch Dishwasher, Washing Machine and Separate Tumble Dryer

and Samsung Fridge/Freezer. The living room is bright and airy with built-in shelving and a feature fireplace. The original floorboards continue through to this room. This room also offers good storage.

There are two good sized double bedrooms one of which overlooks the front driveway while the other overlooks the rear garden. The family bathroom has a three piece suite with shower over the bath. Further to this, there is the option of a study/nursery off the master bedroom which

further allows access to a separate walk-in wardrobe.

The rear garden is a fantastic size and has stunning views across the countryside, it further benefits from two external storage areas and a garden shed. The driveway provides comfortable parking for two cars. The cottage is also fully double glazed throughout, benefits from an attic for storage and has Oil Central Heating. The cottage also comes with Architectural drawings to extend the property.





Approximate Dimensions (Taken from the widest point)

|                  |                               |
|------------------|-------------------------------|
| Lounge           | 5.04m (16'7") x 4.41m (14'6") |
| Kitchen          | 4.40m (14'5") x 2.36m (7'9")  |
| Bedroom 1        | 4.17m (13'8") x 3.27m (10'9") |
| Bedroom 2        | 4.74m (15'7") x 2.94m (9'8")  |
| Nursery/Study    | 3.25m (10'8") x 2.30m (7'7")  |
| Bathroom         | 2.61m (8'7") x 1.44m (4'9")   |
| Walk in Wardrobe | 3.00m (9'10") x 2.00m (6'7")  |

Gross internal floor area (m²): 91m² | EPC Rating: E

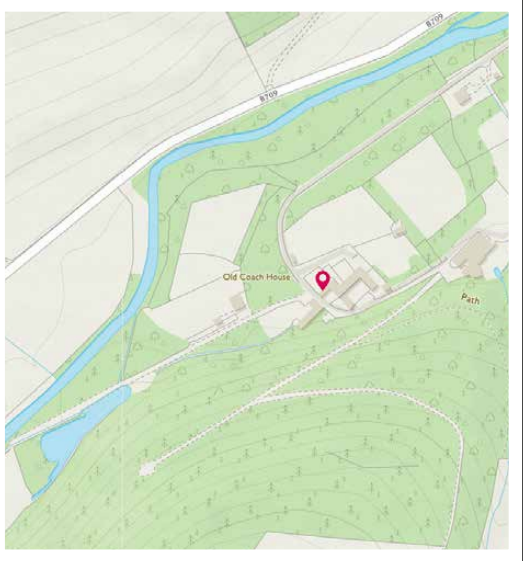


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