

A photograph of a house with a conservatory and a garden. The house has a red brick roof and a chimney. The conservatory is white-framed with large glass windows. The garden is lush with green plants and a stone pillar. The sky is blue with white clouds.

Galbraith

2 SHOESTANES TERRACE
HERIOT, SCOTTISH BORDERS

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Accessible village property

Gorebridge Station 6 miles ■ Edinburgh by-pass 10.5 miles

- 1 reception room, 3 bedrooms
- Located within a popular small village in the Moorfoot Hills
- Good access to the A7
- Within comfortable commuting distance of Edinburgh and Galashiels
- Tremendous outlooks over the surrounding countryside
- Provides versatile family sized accommodation
- Scope for further development of the spacious attic
- Generous outside space

Galbraith

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SITUATION

Shoestanes Terrace is a short cul de sac on the northern edge of the small village of Heriot. Heriot is nestled in the Moorfoot Hills to the south of Edinburgh. There is a church, village hall and a primary school in the village and the area falls into the catchment for Galashiels Academy. The property enjoys the benefits of the Borders countryside whilst being within comfortable commuting distance of Edinburgh.

DESCRIPTION

2 Shoestanes Terrace was built in approximately 1950 with the conservatory added in more recent times. The property is semi-detached and the accommodation is laid out on one level. A Ramsay style ladder leads to the attic level. The attic has good head height and is fully floored and lined. It provides scope for conversion into further accommodation.

ACCOMMODATION

Ground Floor:

Conservatory, sitting room, kitchen/breakfast room, 3 bedrooms, bathroom.

Attic Floor:

Floored and lined attic storage.

GARDEN

2 Shoestanes Terrace sits within a generous plot. The garden to the front and side is laid out in decorative beds planted with a diverse range of shrubs to ensure year round interest. At the rear the garden is mostly laid to lawn with a vegetable growing area to the side and looks over farmland.

DIRECTIONS

Heading south on the A7 take the right turn signposted to Heriot. After ½ mile take the right turn signposted to Heriot. At the cross roads in the centre of the village go straight on. Shoestanes terrace is the second street on the right. Number 2 is by the turn off, on the left hand side of the street.

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

POST CODE

EH38 5YP

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SERVICES, RATEABLE VALUE AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Main	Main	Main	Oil	Band C	D

2017 ANTI MONEY LAUNDERING REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide, along with their offer, either:

- Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID, or:
- Copies of such primary and secondary ID certified and dated by the purchasers' Solicitors as true copies along with written confirmation from the purchasers' Solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

IMPORTANT NOTES

- These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
- Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
- These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
- Closing Date A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
- Offers Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to 21 Woodmarket, Kelso, TD5 7AT.
- Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.
- Photographs taken in November 2020.



2 Shoestanes Terrace, Heriot, EH38 5YP

