



Galbraith

# MULBERRY HOUSE

BROTHERSHIELS FARM, HERIOT, SCOTTISH BORDERS



# MULBERRY HOUSE BROTHERSHIELS FARM, HERIOT SCOTTISH BORDERS

Fabulous family sized house in an excellent rural location.

Heriot 2.5 miles ■ Dalkeith 10 miles ■ Edinburgh by-pass 11 miles  
Edinburgh City Centre 16 miles

About 1.15 hectares (2.84 acres)

- 3 reception rooms, 4 bedrooms.
- Comfortably commutable to Edinburgh.
- Scenic countryside setting.
- Modern and comfortable family sized house.
- Spacious garden.
- Stables and paddocks.

## Galbraith

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**OnTheMarket**



## SITUATION

Mulberry House sits on the edge of the exclusive rural settlement of Brothershiels. The area, originally comprising traditional farm buildings, has been sympathetically developed in recent years and now includes a mix of old and new residential properties.

Brothershiels is located via a single track road which has been adopted by the local authority. It is about 1.5 miles from the A7 trunk road which provides excellent access, south towards Galashiels and north towards Edinburgh. The nearby village of Heriot boasts a bustling community and a church, village hall and primary School. The area falls into the catchment for Galashiels Academy and is accessible to Lasswade High School. It is also within easy reach of the many private schools in Edinburgh and Loretto School in Musselburgh.

There is a good range of local services as well as a train station in Gorebridge (6 miles). A wider range of shops and services, including major supermarkets, can be found in Dalkeith. The popular shopping areas at Straiton and Fort Kinnaird are also within easy reach. Mulberry House enjoys the benefits of the Borders countryside whilst being within comfortable commuting distance of Edinburgh.

## DESCRIPTION

The attractive Mulberry house was completed in 2006. The well-proportioned house was designed with style and space in mind and the accommodation is both practical and adaptable.

The generous kitchen/breakfast room boasts a range of floor and wall units, has ample space for a table, and features doors opening out onto a decked terrace. The sitting room also has doors opening onto the terrace and has a multi-fuel stove. Both the games room and dining room are adaptable and could be used for a variety of purposes. An elegant stair leads to the roomy first floor landing, with enough space to easily accommodate a home office area. The four bedrooms have nice outlooks. The principal bedroom and bedroom 2 benefit from en suite shower rooms.

## ACCOMMODATION

Ground Floor:

Sitting room, dining room, games room, kitchen, utility room, cloakroom.

First Floor:

2 bedrooms with en suite shower rooms, 2 further bedrooms, family bathroom.



## GARDEN AND GROUNDS

Mulberry House includes generous outside space. Outbuildings include an external store on the outside of the house plus a detached timber shed that is currently used as a bar with a storage space. The spacious garden is currently laid out mostly to lawn with a fantastic deck, perfect for al fresco dining, on the south west side of the house.

There is a vegetable growing area on the gentle south facing slope at the edge of the garden. Since it's creation and landscaping the garden has matured and provides a really useful outdoor space and is both sheltered and relatively private.

## EQUESTRIAN FACILITIES

There is a decent timber stable block comprises 2 stables, tack room and covered store within the grounds of Mulberry House. Paddocks, extending to about 1.47 acres are also included. The paddocks are partially bordered by a hedge which provides a good degree of shelter. The land is currently divided into 2 main enclosures.



## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Private	Main	Private	Oil	Band G	C

### BROADBAND

Mulberry House benefits from fibre broadband, providing an excellent and stable internet connection. An indication of specific broadband speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

### DIRECTIONS

Travelling north on the A7 pass the turn to Heriot on the left. After about ¼ mile take the turn to the right signposted to Nettingflat. Continue on the single track road past the Nettingflat houses and farm buildings and continue for about 1.5 miles. After the third house on the right follow the track round to the rights and down the short hill. Mulberry House is approached through wooden gates and a gravel parking area.

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/sounding.with.sized](https://w3w.co/sounding.with.sized)

### POST CODE

EH38 5YF

### VIEWINGS

Strictly by appointment with the selling agents.

### FIXTURES AND FITTINGS

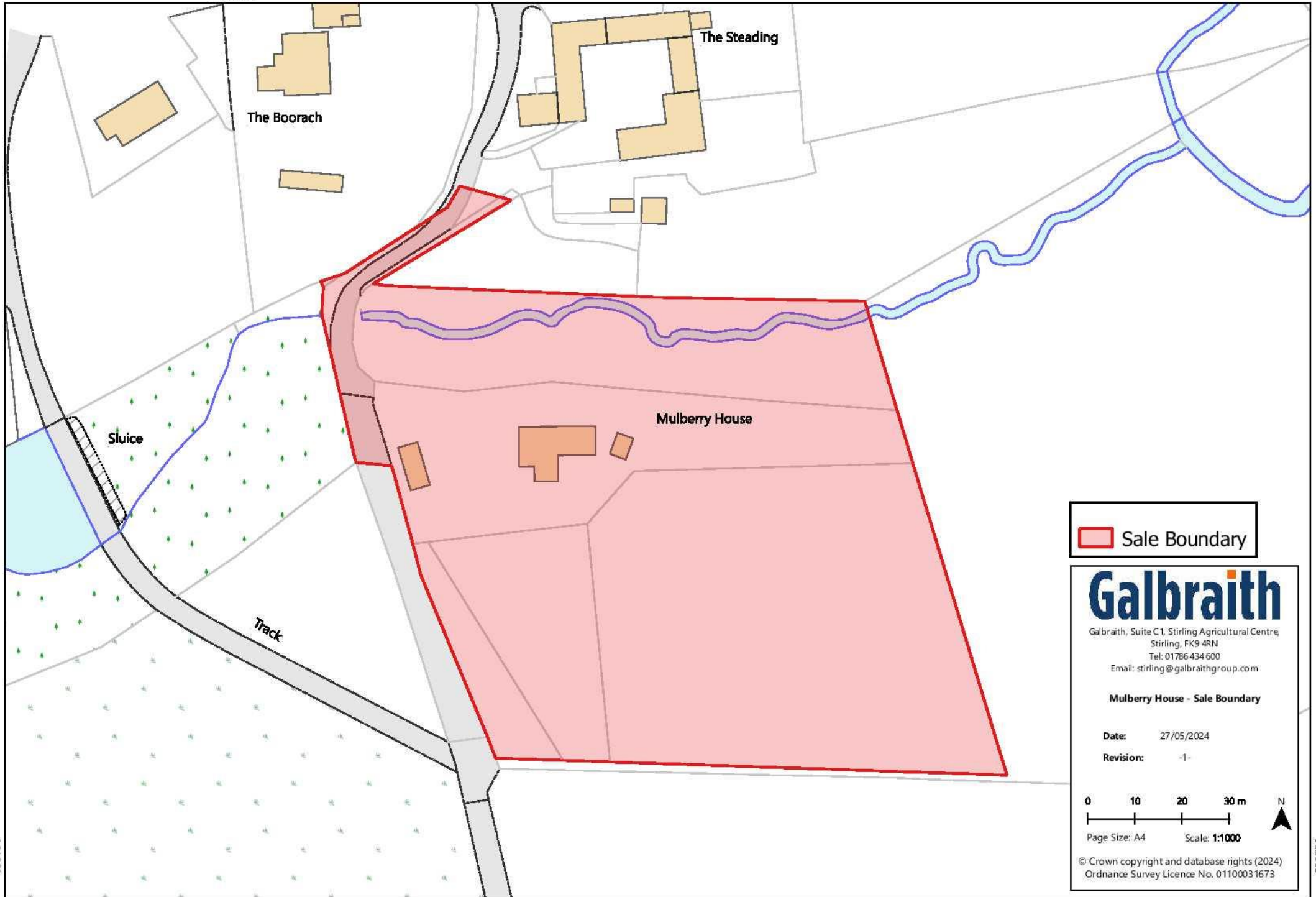
No items are included unless specifically mentioned in these particulars.

### 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. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.





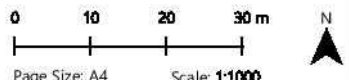
 Sale Boundary

# Galbraith

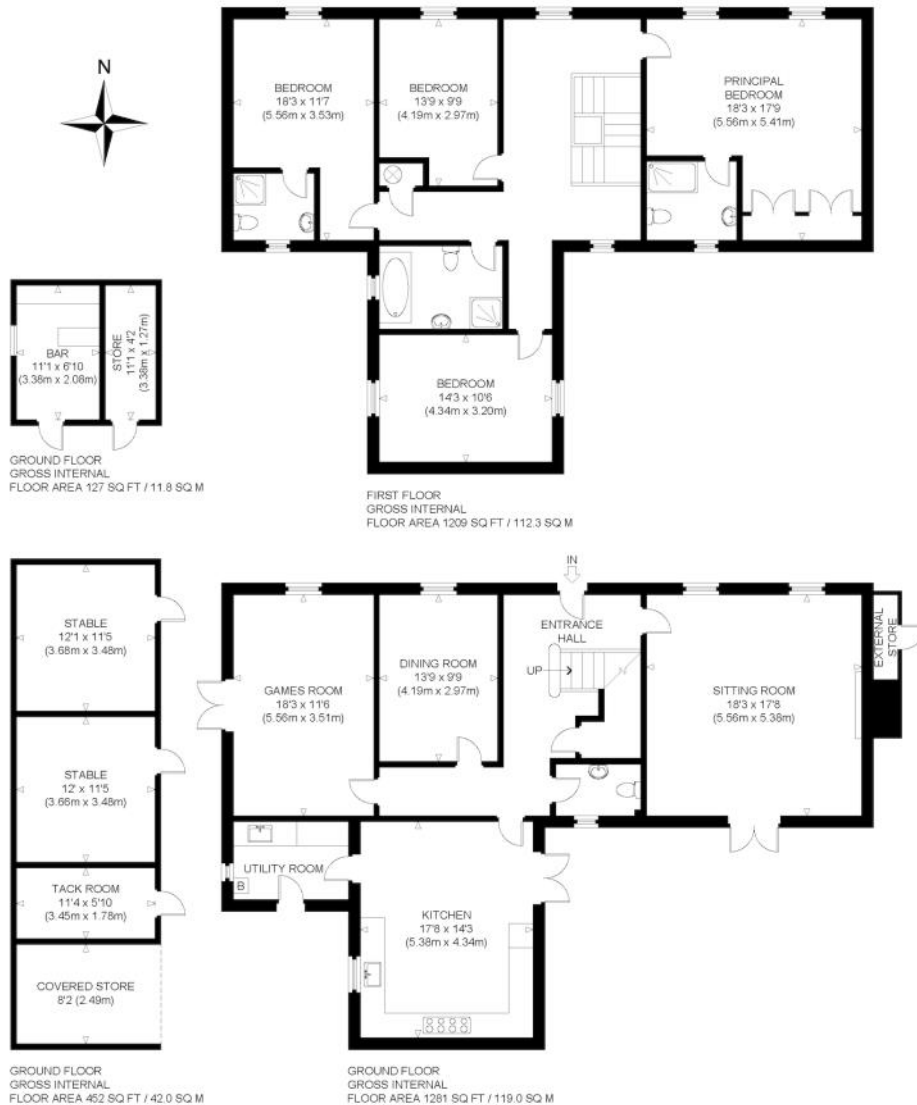
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**Mulberry House - Sale Boundary**

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**Revision:** -1-



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MULBERRY HOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2490 SQ FT / 231.3 SQ M  
(EXCLUDING EXTERNAL STORE)  
EXTERNAL STABLES / TACK ROOM / COVERED STORE AREA 452 SQ FT / 42.0 SQ M  
EXTERNAL BAR / STORE AREA 127 SQ FT / 11.8 SQ M  
TOTAL COMBINED FLOOR AREA 3069 SQ FT / 285.1 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

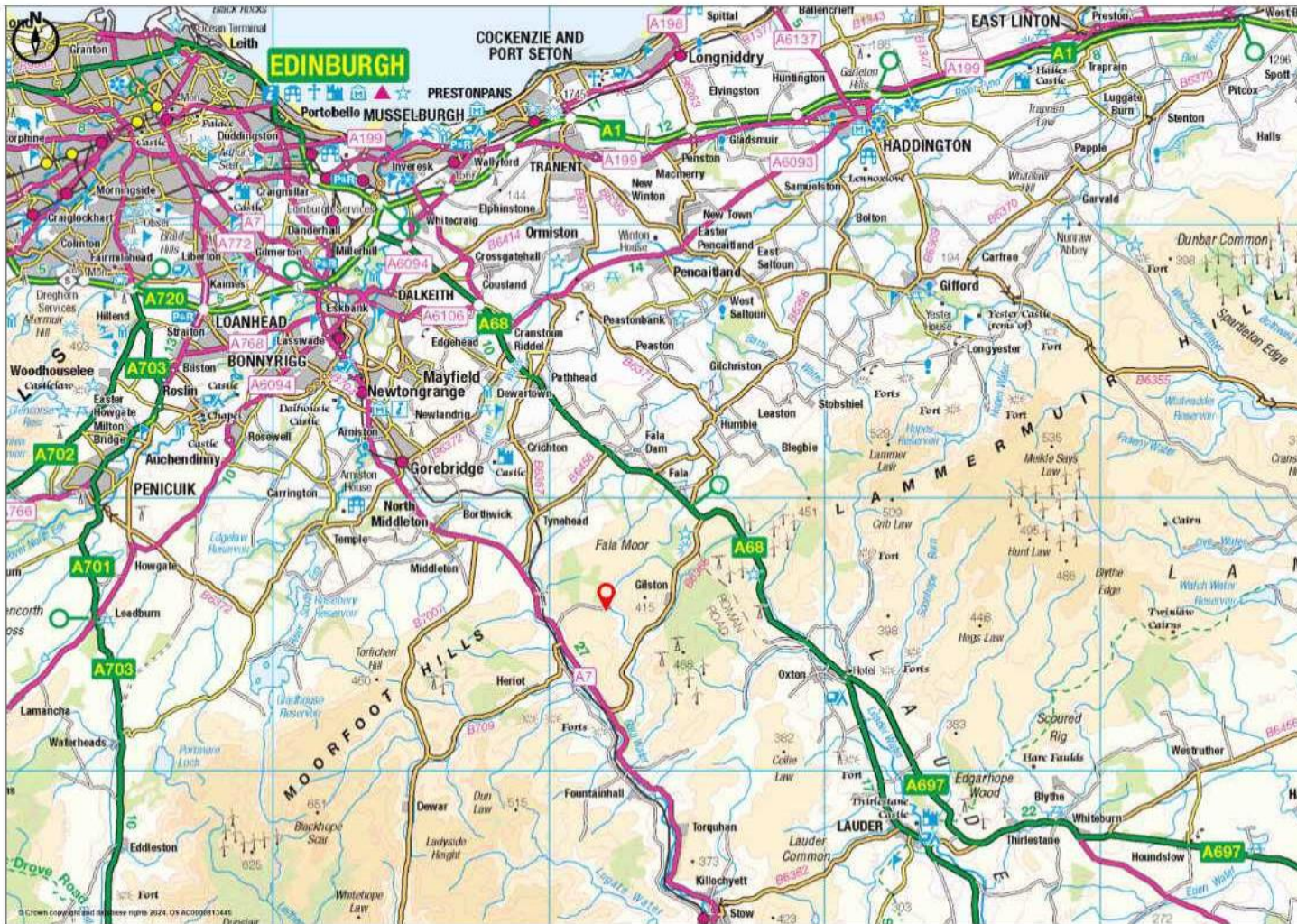
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#### IMPORTANT NOTES

1 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. 2 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. 3 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. 4 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. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 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. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in August 2023.





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 ● LANDMARK INFORMATION



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