



**1 HASSINGTON WEST MAINS**  
FARM COTTAGES, KELSO, SCOTTISH BORDERS





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Semi-detached cottage with open countryside views

Kelso 5 miles ■ Melrose 16 miles ■ Tweedbank Train Station 17 miles

- 1 reception room, 2 bedrooms.
- Opportunity for upgrading & modernisation.
- Spacious & flexible accommodation.
- Private garden and parking area.
- Accommodation spanning 65sqm.
- Attractive rural location.

**Galbraith**

Kelso  
01573 224244  
kelso@galbraithgroup.com







**SITUATION**

Hassington West Mains is situated in a rural area near the village of Eccles and surrounded by open countryside.

Located only 5 miles from Kelso, the property offers the benefits of rural living while remaining within easy reach of local shops, amenities and services.

Kelso, arguably the most attractive of the Borders towns set in an area of great scenic beauty and is noted particularly for it's fine Market Square where you will find a range of shops and supermarkets. Schooling is available locally including Kelso High School and private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick.

Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse and Floors Castle. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally. Kelso has good road links with the other principal towns in the Borders and The Borders Railway provides a regular train service between Tweedbank and Edinburgh. There is a main East Coastline railway station at Berwick-upon-Tweed (20 miles)

**DESCRIPTION**

Hassington West Mains is a semi-detached cottage, built circa 1890 and now requires a degree of upgrading/modernisation to the buyers own desire, ideal for those looking for first time purchase, investment or downsizing opportunity. The accommodation is spread over two floors and comprises a lounge, kitchen with rear door to private garden and a downstairs bathroom. Upstairs, there are two well-proportioned bedrooms, offering open countryside views.

**ACCOMMODATION**

**Ground Floor:** Entrance hallway, Bathroom, Lounge, Kitchen

**First Floor:** Landing, two Bedrooms

**GARDEN**

Private garden and parking.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Shared Septic Tank	Freehold	Electric Storage Heating	Band B	F32	Available	Available

**FLOOD RISK**

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

**POST CODE**

TD5 7RA

**WHAT3WORDS**

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
skidding.funny.money

**SOLICITORS**

Leyshon WS  
11/5 Horsemarket Business Centre  
Horsemarket, Kelso  
TD5 7HE

## LOCAL AUTHORITY

Scottish Borders Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.

## ANTI MONEY LAUNDERING (AML) 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.

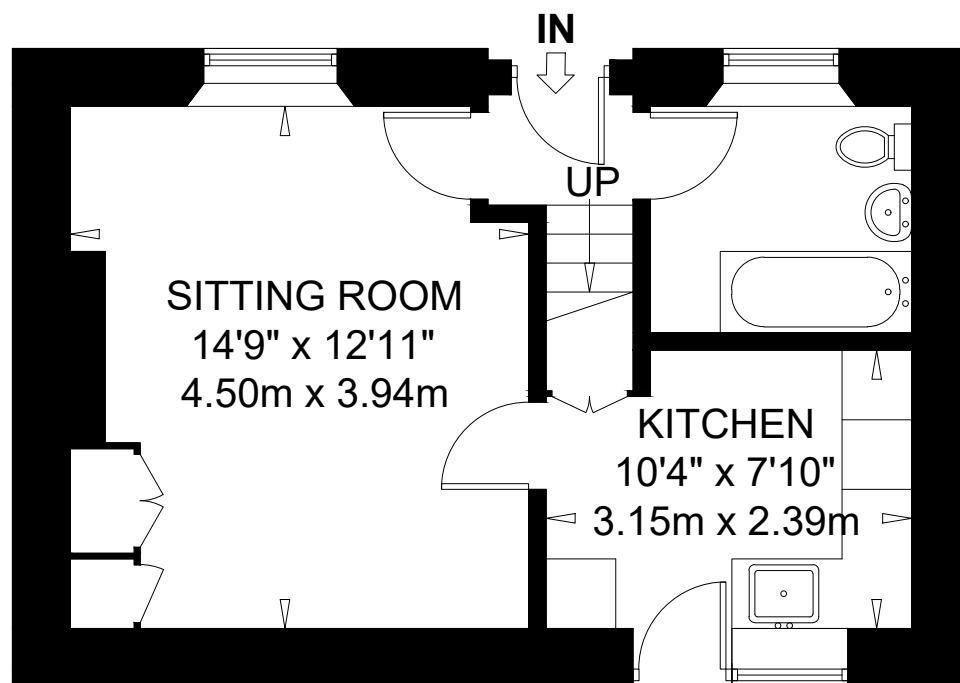
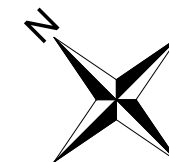
## HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

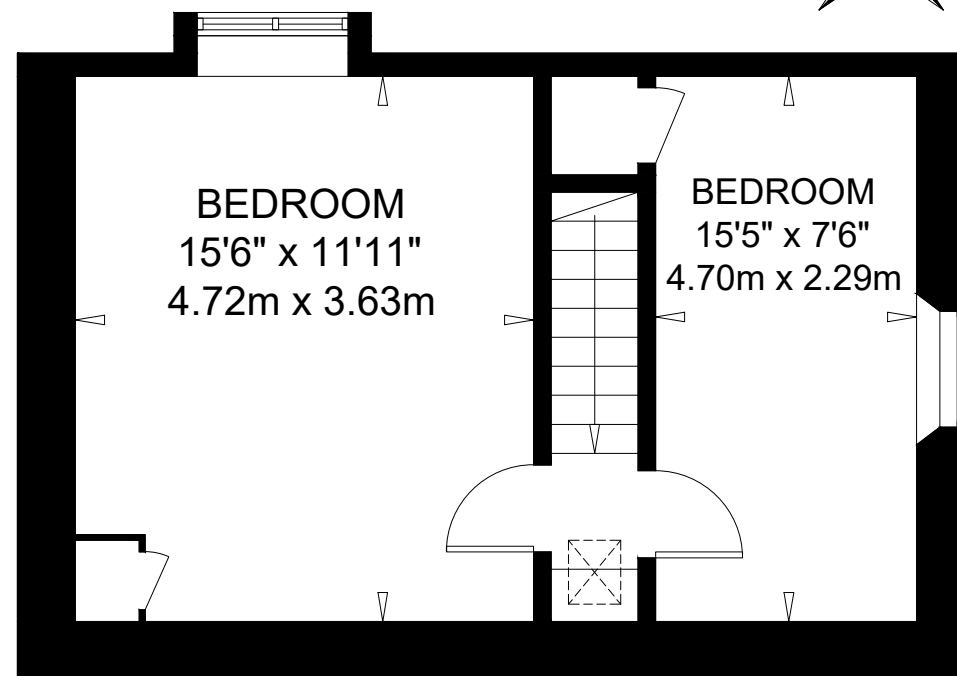
### IMPORTANT NOTES

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 January 2026





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 32.7 SQ M / 351 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 34.5 SQ M / 371 SQ FT

HASSINGTON WEST MAINS FARM  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 67.2 SQ M / 722 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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