



Galbraith

THREE SPRINGS COTTAGE

KIRKHILL, EARLSTON, SCOTTISH BORDERS



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Impressive family home with double garage and garden.

Earlston 5 miles ■ Lauder 7 miles ■ Tweedbank/Borders Railway 13 miles
Edinburgh 34 miles

- 3 reception rooms, 4/5 bedrooms. 2 bathrooms
- Immaculate family home with integral double garage.
- Extensive gardens, affording a good degree of privacy.
- Approximate gross internal floor area 185 sq., 1/4 acre grounds.
- Oil heating, double glazing.
- Underfloor heating, solar panels with feed-in tariff.

Galbraith

Scottish Borders
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kelso@galbraithgroup.com

A member of
OnTheMarket



SITUATION

Three Springs Cottage has a peaceful rural location and is within comfortable commuting distance of Edinburgh.

The small group of houses at Kirkhill lie approximately half a mile to the east of Legerwood. Local amenities are found in each of Earlston (5 miles) and Lauder (7 miles) and Earlston High School is one of the highest performing secondary schools in Scotland. A wider range of amenities is found in each of Melrose and Kelso and the A68, which links Edinburgh with the northeast of England. In addition, the Tweedbank Terminal for the Borders Railway, with its regular train service to Edinburgh, lies within easy reach.

The Scottish Borders as a whole is renowned for spectacular scenery and the area offers numerous outdoor pursuits with a plethora of activities including country walks, cycle routes, fishing on the nearby River Tweed, horse riding and shooting. A popular location for the commuter and an ideal opportunity to enjoy all country life has to offer.

DESCRIPTION

Three Springs Cottage is an impressive, modern detached property built approx.2004 and has been thoughtfully designed to provide fantastic family living space over two levels.

The house is approached from a chipped driveway which leads up to the main entrance and double garage. The property extends to about 185 sqm and benefits from many fine features including hard wood flooring and quality doors.

The stylish open plan dining kitchen/sun room provides the heartbeat of the home, with that open plan/sociable aspect that many desire. The kitchen offers a good range of modern base and wall-mounted units and integrated appliances. The French doors that open out from the sun room to the rear patio area, enhances an attractive inside/outside atmosphere. The lounge has a wealth of natural light with stove and French doors to the private rear garden. There is a useful utility room with internal door leading to the double garage.

Ascending the timber staircase, the upper floor has four good sized bedrooms with excellent built in wardrobe space, family bathroom and principal bedroom offering a spacious en-suite bathroom.

The property benefits from solar panels, double glazing, oil fired under floor heating and integral double garage.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Private	Mains	Shared septic tank	Oil Underfloor	Band F	C80

ACCOMMODATION

Ground Floor:

Entrance hallway, sitting room with French doors, snug/bedroom five, WC, Utility room, open plan dining kitchen & sun room, under stair cupboard, integrated double garage.

First Floor:

Staircase, landing, four double bedrooms, one en-suite bathroom, family bathroom with separate shower cubicle, spacious airing cupboard and hatch to attic space with Ramsay ladder.

GARDEN AND GROUNDS

The garden and grounds of Three Springs Cottage are particularly generous extending to approximately 1/4 acre and have been meticulously cared for over the years. The rear garden offers a good degree of privacy with lawn, patio seating area, secluded woodland area and garden pond. There are various raised flower beds, fruit bushes and a greenhouse, a dream for any keen gardener.

The house is approached by a private stone chipped driveway, offering parking for three vehicles and a double garage with electric doors and power supply.

DIRECTIONS

From Lauder head south on the A68, taking the fourth road on your left after approximately 4 miles. This road is signed "Legerwood". Follow the minor road to Legerwood, continuing east at the crossroads and heading uphill to Kirkhill. Three Springs Cottage lies on your right.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: social.diver.dynamics.

POST CODE

TD4 6AT

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

Stewart & Bennett, 82 Argyll Street, Dunoon, PA23 7NJ

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.

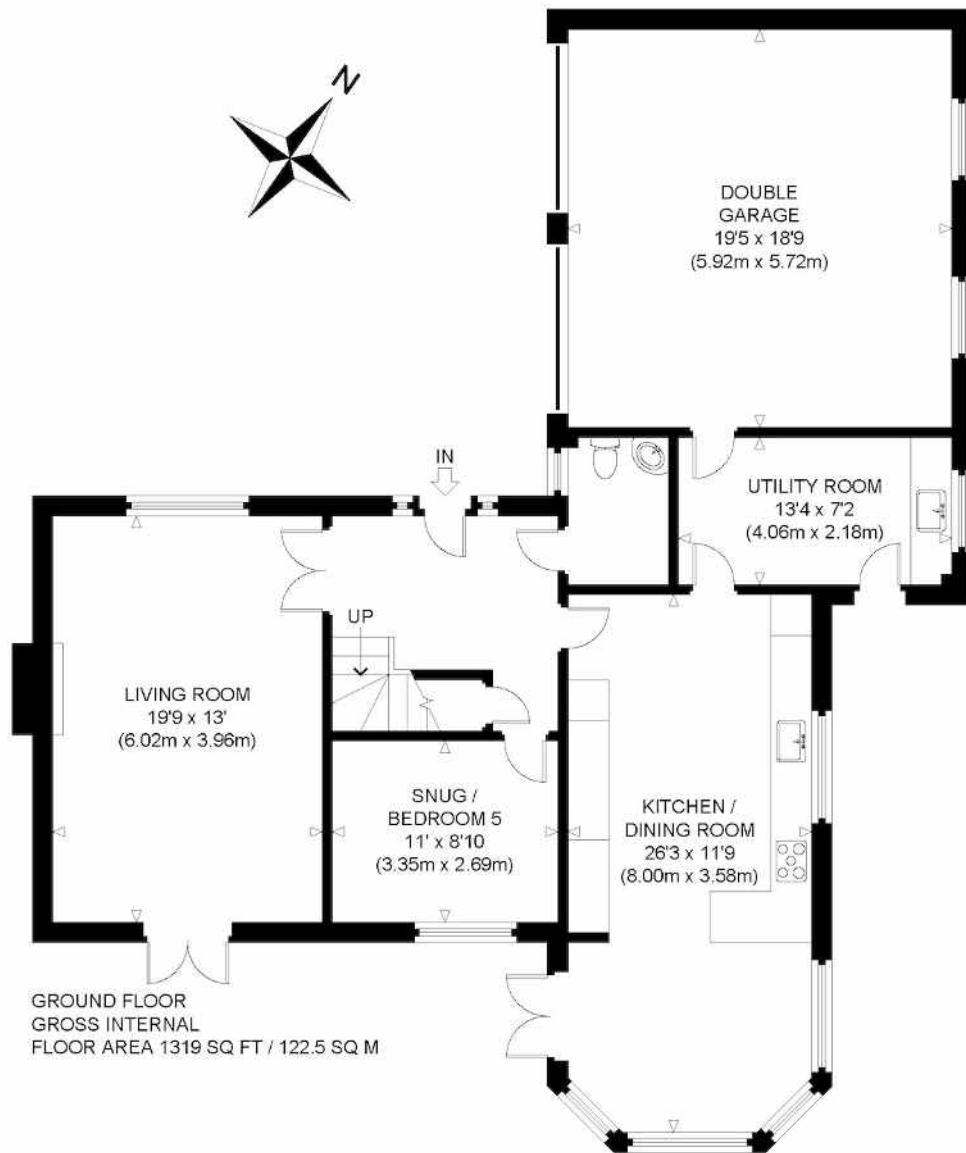
Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

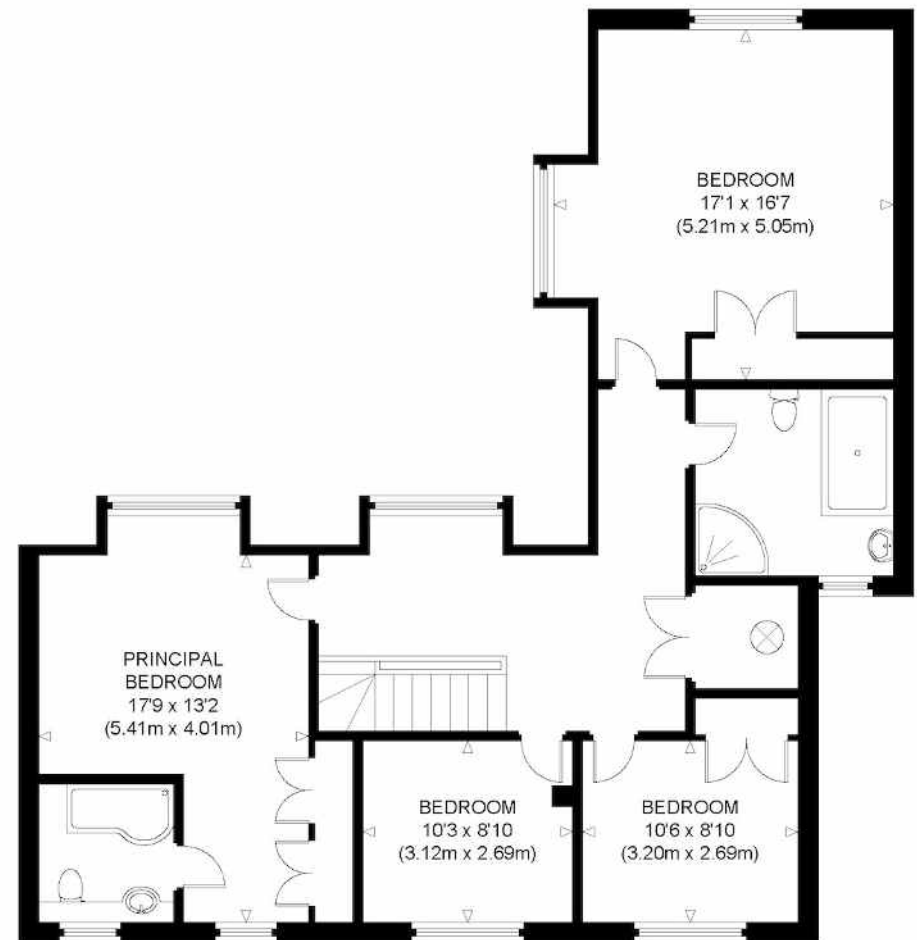
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances 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 and March 2024.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1319 SQ FT / 122.5 SQ M



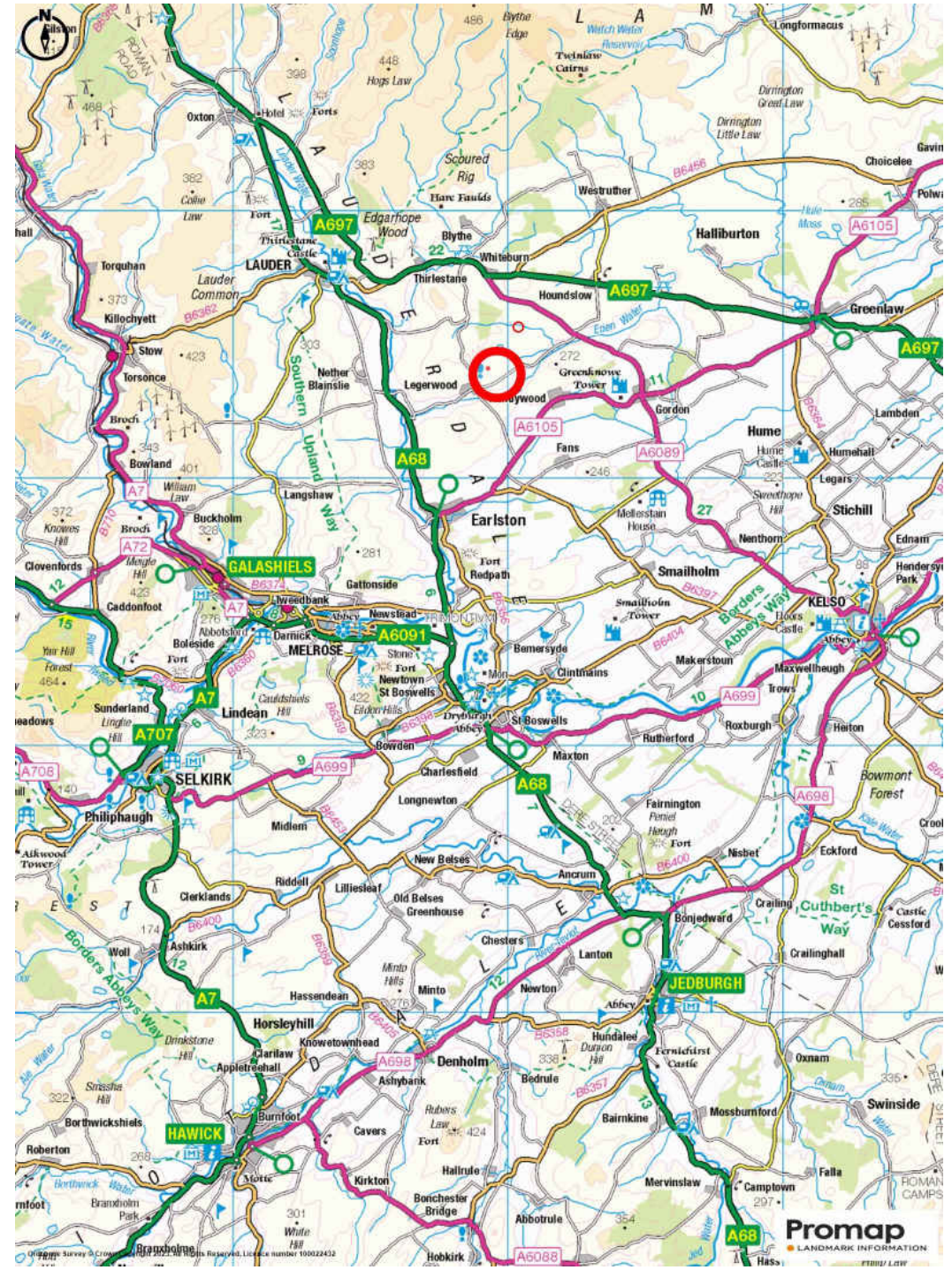
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1078 SQ FT / 100.2 SQ M

THREE SPRINGS COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2397 SQ FT / 222.7 SQ M

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

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