



# 3 BAILLIEKOWE FARM COTTAGES

STICHILL, KELSO, SCOTTISH BORDERS

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**A charming, semi detached, traditional rural cottage.**

Kelso 3 miles ■ Berwick-upon-Tweed 26 miles ■ Edinburgh 42 miles

- Sitting room, dining kitchen, 3 bedrooms.
- Lying on the edge of the village of Stichill.
- Stunning open views.
- Semi-detached traditionally built cottage.
- Shared access to the front and rear.
- Private front garden, garage.

**Galbraith**

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**OnTheMarket**



## SITUATION

3 Baillieknowe Farm Cottage lies in an accessible, rural location in one of the most sought after parts of the Scottish Borders. The cottage lies approximately 3 miles north of Kelso and enjoys amazing views from the rear garden.

The area is noted for its fine scenic countryside providing superb walking, cycling, horse riding, fishing and other country pursuits.

Primary schooling is in Ednam with secondary schooling in the impressive High School in Kelso. Kelso is one of the most popular towns in the Borders providing good shopping with supermarkets and local shops as well as recreational and sporting facilities including golf, bowls, curling, fishing and National Hunt Racing.

Kelso has good road links with the other principal towns in the Borders and there are railway stations at both Tweedbank/ Galashiels and Berwick upon Tweed.

## DESCRIPTION

A charming, traditional, semi-detached cottage with front south west facing garden providing incredible views over the surrounding countryside.

The property provides good sized accommodation on two levels with three bedrooms on the first floor. There is an open fireplace in the sitting room and all windows are double glazed.

## ACCOMMODATION

Ground Floor:

Entrance hall, kitchen/diner, sitting room with working fireplace, bathroom (bath with shower above, wc and basin)

First Floor:

Landing, 2 bedrooms, study/bedroom 3

## GARDEN AND GROUNDS

There is shared parking to the rear and a single car garage. There is a shared access area across the front of the cottage.

Planning has been granted for the creation of an access road which will lead west to the cottage from Ednam Road.

## DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/wash.fillers.handsets](https://www.what3words.com/wash.fillers.handsets)

## POST CODE

TD5 7TB

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

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil	Band C	F36

## VIEWINGS

Strictly by appointment with the selling agents.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## TENURE

Freehold

## SOLICITORS

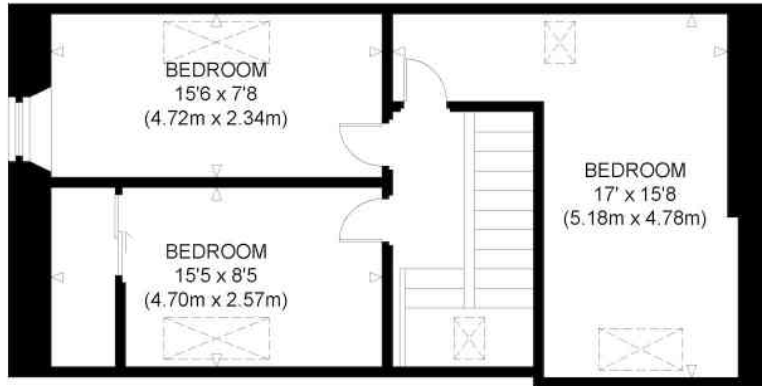
Lockharts Law, 1 Beresford Terrace, Ayr, KA7 2EG.

## 2017 ANTI MONEY LAUNDERING REGULATIONS

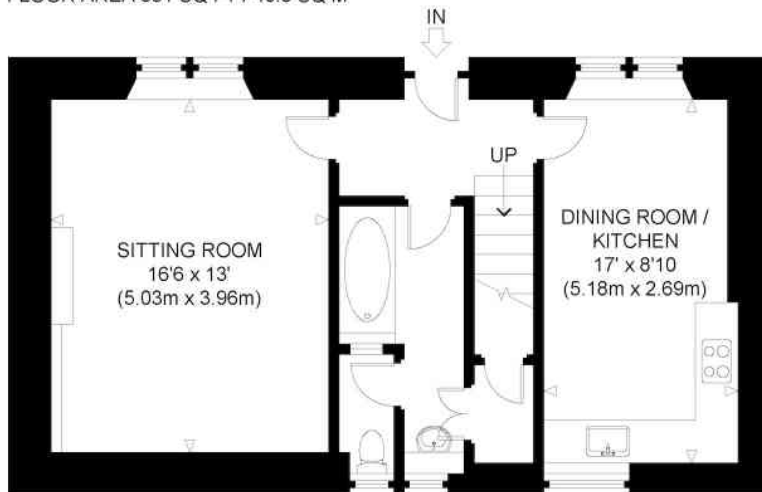
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.





FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 531 SQ FT / 49.3 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 541 SQ FT / 50.3 SQ M

### BAILLIEKNOWE FARM COTTAGES

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1072 SQ FT / 99.6 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 April 2024.