



1 MAIN STREET
DENHOLM, SCOTTISH BORDERS

1 MAIN STREET, DENHOLM HAWICK, SCOTTISH BORDERS

Excellent village house

Hawick 4 miles ■ Jedburgh 5.6 miles

Tweedbank Station 17.4 miles (Edinburgh Waverley Station 56 minutes)

- 1 reception room, 3 bedrooms
- Denholm is a picturesque conservation village in an accessible part of the Borders.
- 1 Main Street is located in the centre of the village.
- Easy access to the village green
- Within comfortable walking distance of the primary school
- Light and bright accommodation
- Sheltered courtyard garden

Galbraith

Scottish Borders

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OnTheMarket



SITUATION

1 Main Street sits in a very accessible location in the heart of Denholm and is within very comfortable walking distance of the amenities. The conservation village of Denholm has a population of around 600 and benefits from a good range of local services including independent shops, a post office, primary school, church, and two inns.

Teviotdale is a particularly attractive part of the Borders and is ideal for those looking for a rural home with scenic surroundings, whilst being within easy reach of Edinburgh, Scotland's central belt and the north of England.

There is a frequent bus service to both Hawick and Jedburgh. Access to Edinburgh is by either the A68 or the A7, both of which connect with the A698 through the village. The Borders Railway at Tweedbank has a regular train service to the capital.

DESCRIPTION

1 Main Street is an appealing end of terrace, two storey, stone house built in the latter part of the 1800s. The property has been thoughtfully altered over the years to provide the well laid out accommodation.

The open plan kitchen/dining room offers a comfortable space with modern floor and wall cupboards in the kitchen area and a dual aspect dining area. There is a timber porch off the kitchen that provides a great area for hanging coats as well as leading out to the courtyard garden. The sitting room is also dual aspect with views over the village green to the front.

Upstairs the property boasts 3 bedrooms and the family bathroom. The bathroom is fitted with modern sanitary ware comprising a bath with shower over, WC and a wash hand basin. The property has radiators fitted throughout which are fuelled by a modern electric Heatrae Sadia boiler.

ACCOMMODATION

Ground Floor:
Kitchen/dining room, sitting room.

First Floor:
2 double bedrooms, 1 single bedroom, bathroom.

GARDEN AND GROUNDS

To the rear of 1 Main Street is a courtyard garden. This useful outdoor space is enclosed by a timber fence and can be accessed from Westgate. The sheltered courtyard is paved and partially west facing.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Main	Main	Main	Electric CH	Band A	E

An indication of specific speeds and supply or coverage potential for mobile phones and broadband can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

IMPORTANT NOTE

1 Main Street falls within the Denholm Village conservation area boundary.

TENURE

Freehold

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/lodge.destroyer.dads

VIEWINGS

Strictly by appointment with the selling agents.

POST CODE

TD9 8NU

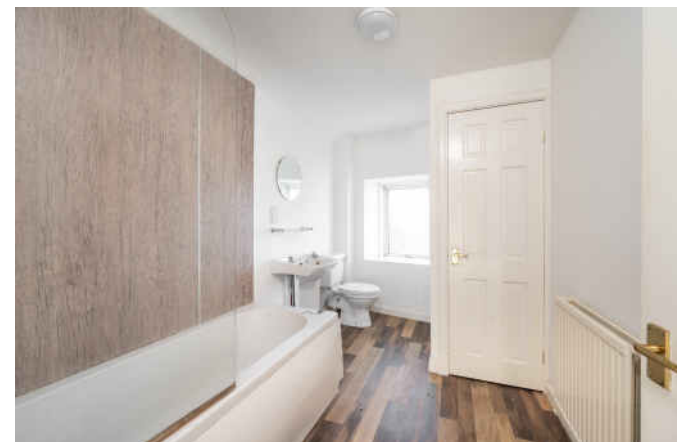
FIXTURES AND FITTINGS

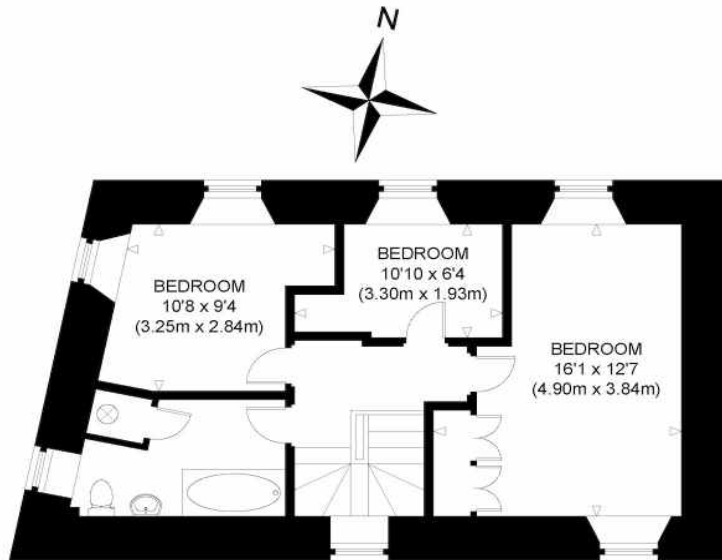
No items are included unless specifically mentioned in these particulars.

017 ANTI MONEY LAUNDERING REGULATIONS

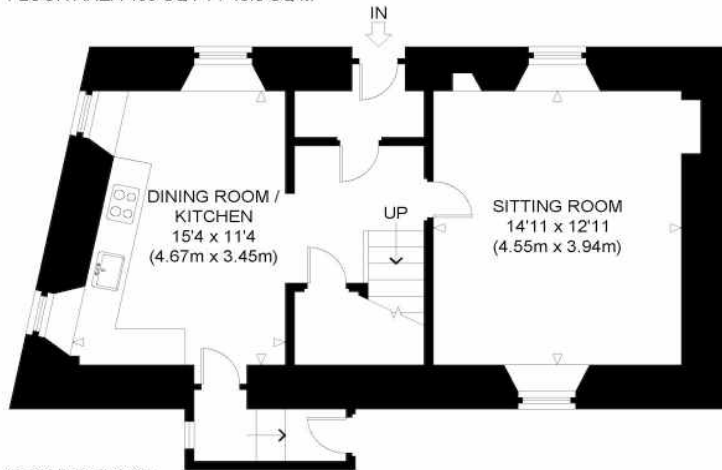
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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 495 SQ FT / 46.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 516 SQ FT / 47.9 SQ M

MAIN STREET, DENHOLM
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1011 SQ FT / 93.9 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 February 2024.