

A photograph of a row of terraced cottages. The main focus is a light pinkish-beige stucco cottage with a dark grey roof. A large, dense green ivy bush covers a significant portion of the front wall, partially obscuring a window and a white-framed glass door. To the right of the door are two more windows. The ground in front is covered in gravel, and a wooden fence runs along the left side. In the background, other similar cottages are visible under a blue sky with some clouds. The Galbraith logo is in the top right corner.

Galbraith

# 11 UPPER NISBET FARM COTTAGES

JEDBURGH, SCOTTISH BORDERS





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Charming traditional cottage with stunning outlooks.

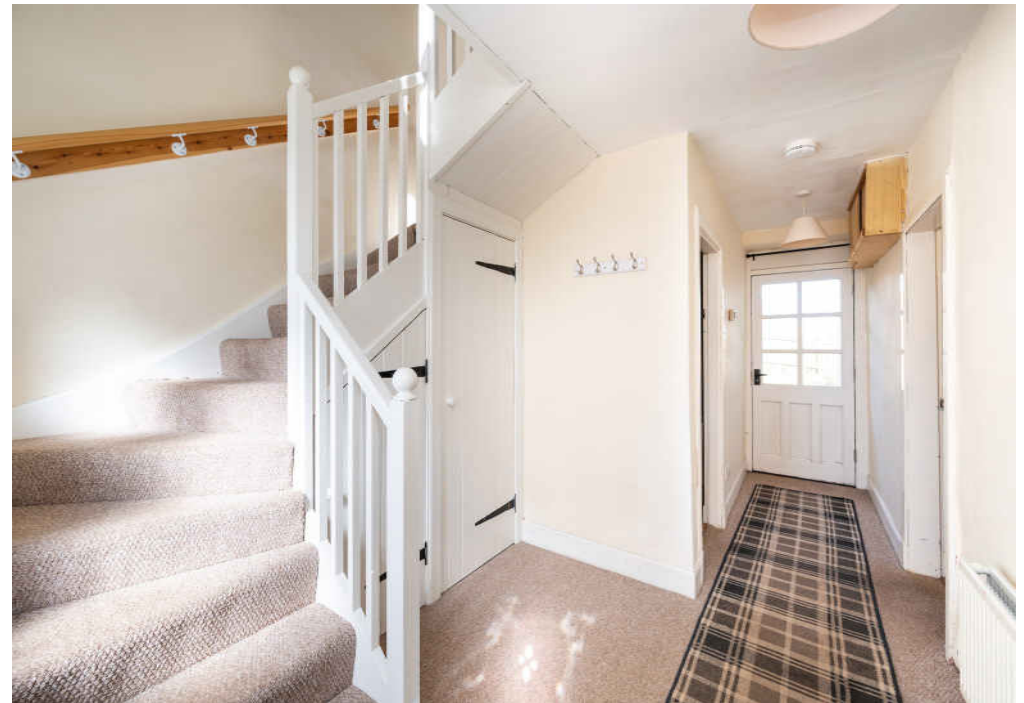
Ancrum 5 miles ■ Jedburgh 6 miles ■ Edinburgh 43 miles

- 2 reception rooms, 4 bedrooms.
- Mid-terraced cottage with spacious and bright accommodation.
- Beautiful rural location between Jedburgh and Kelso.
- Attractive rear garden with decking area. Garden shed.
- Off street parking to the front and rear of the property.
- Oil fired central heating and double glazing.

## Galbraith

Scottish Borders  
01573 224 244  
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**OnTheMarket**





## SITUATION

Upper Nisbet has a tremendous location about 2 miles north east of the pretty village of Nisbet. The cottage enjoys great views to the front and rear of the property across farmland.

Great off road walking and cycling can be gained from the front door– up to Peniel Heugh, down to the Teviot and along to the Roxburgh Viaduct while the picturesque 19th Century village of Nisbet is on its doorstep.

A range of local amenities is found in Ancrum including a primary school, shop, inn and church. A wider range of amenities is found in the nearby towns of Jedburgh and Kelso, including secondary schools and sporting facilities.

The Borders Rail Link with Edinburgh terminates at Tweedbank, which is within comfortable driving distance of Upper Nisbet, and the A68, which links Edinburgh with the north east of England, is approximately 4 miles away.

The Scottish Borders is a particularly attractive area of the country and is ideal for those looking for a rural home whilst being within easy reach of Edinburgh, Scotland's central belt and the north east of England with the ability to work from home at least some of the time.

## DESCRIPTION

11 Upper Nisbet Farm Cottage is a charming traditional mid terraced cottage. It was originally two cottages but was thoughtfully converted into one. The result is, extremely versatile and spacious accommodation. It retains many traditional features and is an ideal family sized home.

The cottage benefits from oil fired central heating, double glazing with a multi fuel stove in the sitting room.

## ACCOMMODATION

Ground Floor:

Hall, bathroom (with WC, shower and basin), stairs, kitchen/ diner, utility room, living room, with double doors to front garden, snug, bedroom 4/study.

First Floor:

Landing, family bathroom (bath, wc and basin), 2 double bedrooms and 1 double with en suite (shower, wc and basin)

## GARDEN AND GROUNDS

The cottage has a front garden that is dog safe and laid out gravel. It is accessed from either the front gate or double doors from the sitting room.



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

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Feudal/ Freehold	Mains	Mains	Shared Septic Tank	Oil Fired	Band C	E45

The back garden is again dog secure and is laid out to grass, borders and gravel walkways. There is an area of decking. There is a stone store that is usefully subdivided into 3 sections. To the rear of this store there is an area for storing logs.

The area shaded pink on the plan shows the extent of the property for sale. The area shaded yellow is out with the boundary of the property and is shared parking.

### DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: trailing.negotiators.tactical

### POST CODE

TD8 6TS

### VIEWINGS

Strictly by appointment with the selling agents.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### SOLICITORS

Anderson Strathern. 1 Rutland Court. Edinburgh. EH3 8EY

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### 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. To enable us to complete these checks purchasers will need to provide, along with their offer, either:

- (a) Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID, or:
- (b) Copies of such primary and secondary ID certified and dated by the purchasers' Solicitors as true copies along with written confirmation from the purchasers' Solicitors that they accept that we will be relying on this copy ID for AML purposes.

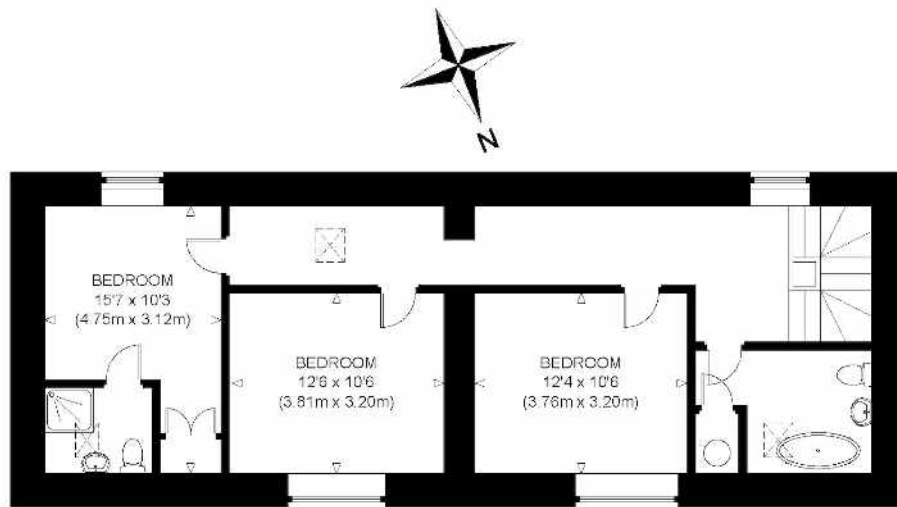
Failure to provide this information may result in an offer not being considered.



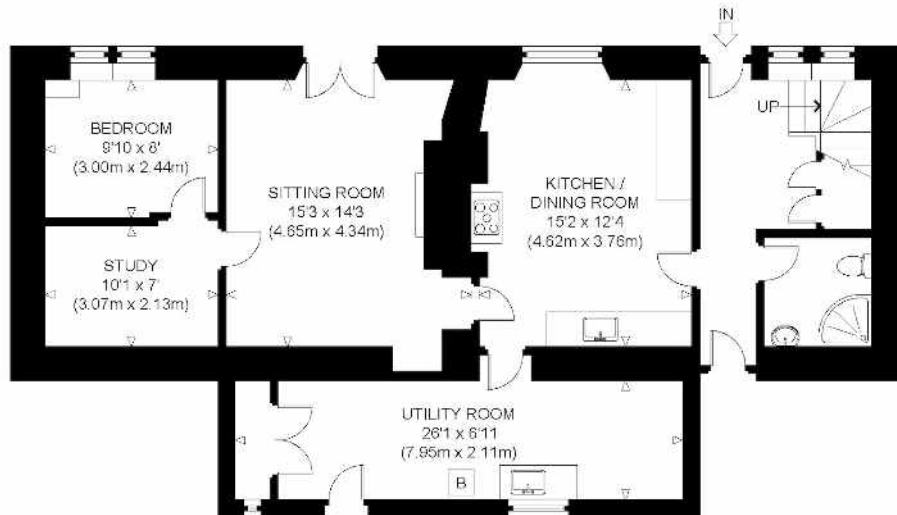








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 751 SQ FT / 69.8 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 996 SQ FT / 92.5 SQ M

#### UPPER NISBET COTTAGES

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1747 SQ FT / 162.3 SQ M

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

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PLOUGHLANDS POND

#### 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, together with proof of funding and Identification.
- 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. Photographs taken in March 2023.



