

Galbraith

1-3 MAIDENHALL FARM COTTAGES
ST BOSWELLS, SCOTTISH BORDERS



1-3 MAIDENHALL FARM COTTAGES ST BOSWELLS, SCOTTISH BORDERS

Portfolio of charming traditional terraced cottages with great outlooks.

St Boswells 2.5 miles ■ Melrose/Borders Rail Link 9 miles

Edinburgh 41 miles

- Attractive investment opportunity.
- Portfolio of 2 & 3 bedroomed cottages
- Excellent rural location with superb outlooks.
- Well-presented accommodation over two levels.
- Garden area to front and rear.
- Within easy access to A68 and the Borders Rail Link at Tweedbank.

Galbraith

Scottish Borders

01573 224 244

kelso@galbraithgroup.com

A member of
OnTheMarket



SITUATION

Maidenhall Farm Cottages enjoy a scenic rural location approximately 2.5 miles east of St. Boswells/A68. Maidenhall Cottages lie in the Tweed Valley between St. Boswells and Kelso and the surrounding countryside noted for its scenic beauty. The countryside around Maidenhall provides great opportunities for a range of outdoor pursuits.

DESCRIPTION

1-3 Maidenhall Cottages are a charming and bright terrace of cottages which offer a range of versatile accommodation over two floors. The cottages benefit from a mixture of electric and oil central heating as well as partial double glazing.

ACCOMMODATION

Cottage No.1

Ground Floor: Kitchen, Livingroom, Bathroom, Bedroom 1/Study.

First Floor: Bedroom 2.

Cottage No.2

Ground Floor : Kitchen, Livingroom, Bathroom, Bedroom 1/Study.

First Floor : Bedroom 2

Cottage No.3

Ground Floor : Kitchen/Utility, Sittingroom, Bedroom 1/Study, Bathroom.

First Floor : 2 bedrooms.

GARDEN AND GROUNDS

To the front of the properties there is shared vehicle access for numbers 1-3. There is an area of good sized garden to the front of the properties as well as a similar area to the rear. Access to numbers 1-3 will be granted over the area shown coloured grey on the sales particular plan. Pedestrian access will be granted to the rear of numbers 1-3 over the area shown hatched in black on said plan.

The garden is mainly laid to lawn with fence border.

DIRECTIONS/WHAT3WORDS

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

VIEWINGS

Strictly by appointment with the selling agents.

POST CODE

TD6 0EF

TITLES

The titles and a copy of the deed of conditions regulating numbers 1-3 and 4-6 with each other and the larger estate can be obtained from the selling solicitors.

SOLICITORS

Gillian Gibbons, Shepherd and Wedderburn LLP, 9 Haymarket, Edinburgh, EH3 8HY.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Cottage Number	Water	Electricity	Drainage	Heating	Council Tax	EPC
1	Mains	Mains	Private	Electric	Band A	F
2	Mains	Mains	Private	Electric	Band A	E
3	Mains	Mains	Private	Oil	Band B	E

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

TENURE

Freehold.

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

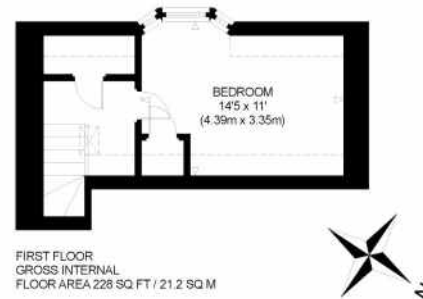
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances 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 October 2023



No. 1 Maidenhall Farm Cottages



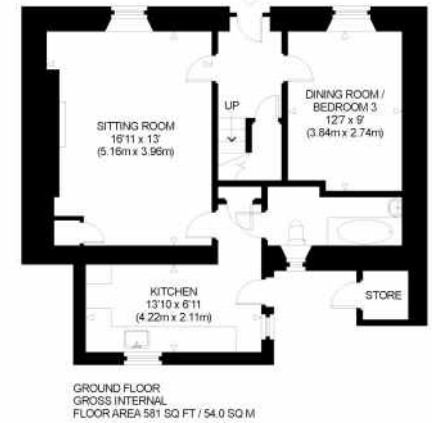
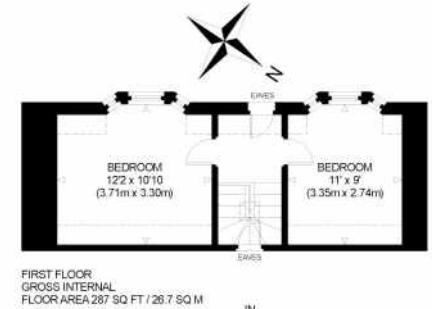
MAIDENHALL COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 764 SQ FT / 71.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL TIMBER WORKSHOP AREA 133 SQ FT / 12.3 SQ M
TOTAL COMBINED FLOOR AREA 897 SQ FT / 83.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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MAIDENHALL COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.6 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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No. 2 Maidenhall Farm Cottages

No. 3 Maidenhall Farm Cottages



MAIDENHALL COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 868 SQ FT / 80.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL STORE AREA 14 SQ FT / 1.3 SQ M
TOTAL COMBINED FLOOR AREA 882 SQ FT / 82.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Right of Access

Mutual

Lot 1

Lot 2

Amenity & Parking Areas

Lot 1

Lot 2

Sale Boundary

Lot 1

Lot 2

Maidenhall Farm Cottages

Sheep Dip

96.9m

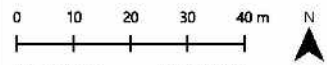
Galbraith

Galbraith, 18 George Street
Edinburgh EH2 2PF
Tel: 0131 240 6960
Email: edinburgh@galbraithgroup.com

Maidenhall Cottages - Sale Plan

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