

Portmore Estate

Eddleston | By Peebles | Scottish Borders



Galbraith

An exquisite Scottish Estate centred on a Scots baronial house and highly commutable to Edinburgh

Peebles 5 miles | Edinburgh 18 miles | Melrose 29 miles
(All distances are approximate)

About 3,459 Acres (1,400 Ha)

A-listed Scots baronial mansion house – 5 reception rooms and 10 principal bedrooms
7 estate houses

Immaculate formal gardens including sweeping lawns and parterre

Notable walled garden with restored Victorian greenhouse and outbuildings

Parkland with fine specimen trees

Arable and temporary grassland (218.83 Acres, 88.56 Ha), permanent pasture (665.44 Acres, 269.30 Ha),
rough grazing (172.33 Acres, 69.74 Ha), hill grazing (1,587.96 Acres, 642.64 Ha),
commercial forestry and amenity woodlands (639.06 Acres, 258.62 Ha)

Stocked Reservoir with fishing chalet

Former, highly successful pheasant shoot

Deer stalking

Biodiverse rich habitats with opportunity for woodland creation and further nature/rewilding/conservation orientated projects

EPC = E-F

Galbraith

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Situation

Portmore Estate is situated in a most private and highly scenic rural setting, a short distance from the village of Eddleston and about 5 miles to the north of Peebles in the Scottish Borders. Eddleston is a delightful conservation village with a thriving community with a primary school, village hall and the Horseshoe Inn. The historical Royal Burgh of Peebles, on the River Tweed, offers an extensive range of services including independent retailers, supermarkets, banks, medical centre and both primary and secondary schools.

Portmore Estate is highly commutable to Edinburgh. Situated some 18 miles to the north of Portmore, with the city centre reached in about a 45 minute journey by car, Edinburgh offers a wealth of amenities including a wide variety of retail outlets, restaurants, museums, art galleries and 3 universities. Home to the Edinburgh Festival and the Fringe, the city has numerous theatre and concert hall venues. Its international airport reaches destinations throughout Europe and North America, whilst the Waverley Railway Station provides daily services north and south including the London Sleeper service. Edinburgh has a number of independent schools offering both primary and secondary schooling. St Mary's Preparatory School is found at Melrose, lying about 29 miles to the south-east.

The Scottish Borders is a county of gentle rolling countryside comprising fertile arable land, grassland, woodlands and hills, with the Tweed river system running through it, renowned for its excellent salmon fishing. The county has had a vibrant history including that of the Border Reivers and associated fortresses and castles and was renowned for its great woollen textile industry which still forms a major contribution to the local economy. The county offers a wealth of recreational activities including shooting, fishing, hill walking, mountain biking and for the golfer, a number of excellent courses including the Peebles Golf Club. The Scottish Borders has a strong equestrian identity which continues today with racing at Kelso. There are also Rugby Clubs in a number of the local towns. The nationally renowned Borders Book Festival, which has been running for 20 years, is hosted annually in Melrose.







Description

Portmore Estate is a highly desirable Scottish Estate extending to some 3,459 acres (1,400 hectares). Centred on Portmore House, a Category A-Listed country house, the estate sits within beautiful and well-tended policies with restored walled garden and Victorian glasshouse, a parterre, parkland fields, mature deciduous woodlands, farmland and hill ground, together with the reservoir to the north. The estate provides great seclusion and amenity, nestled discreetly in the rolling Borders countryside. The farming enterprise is run from Boreland Farm, which lies to the south of Portmore House and includes a farmhouse, cottage and practical range of modern and traditional farm buildings. The highly regarded pheasant shoot, which ran for many years, has very recently ceased following the retirement of the keeper. In addition to a lower ground floor flat within Portmore House, there are five further residential dwellings on the estate; Primrose Cottage (Gardener's House), Hillhead Cottage (Keeper's House), Portmore Lodge and both 1 & 3 Skiprig Cottages

Method of Sale

Portmore Estate is presented in 3 Lots. However, it is only available to purchase in the following packages:-

- Lot 1
- Lot 1 & 2
- As whole (Lots 1, 2 & 3)

Please note that Lots 2 and 3 are not available to purchase individually or as Lots 1 & 3 together.



Lot 1

Portmore House, Portmore Lodge, Primrose Cottage, Hillhead Cottage and Land (Extending in total to 274 acres, 111 hectares)

Portmore House

Portmore House is a Category A-Listed Scots baronial house built in 1850 and designed by the Scottish architect, David Bryce. Constructed of red sandstone under a principally slated roof with lead additions, it has a central tower together with turrets on the western elevation, crow step gables and sash and case windows. The South Wing was partially rebuilt following a fire in the 1980s. Portmore House offers well-proportioned rooms which are light and bright with a wealth of period of features including wood panelling, fine cornicing, panelled doors and fireplaces and the original organ in the hall.

Portmore House provides beautiful principal reception rooms and extensive bedroom accommodation with a most welcoming kitchen with practical ancillary rooms. The accommodation extends to a billiard room on the lower ground floor, a playroom and a 2-bedroomed caretaker's flat. Adjoining the principal house is a practical range of outbuildings lying to the north with a partly covered cobbled courtyard adjacent. The accommodation of Portmore House lies over three principal floors comprising:-

Ground Floor: Hall, Organ Room, Drawing Room, Library, Dining Room, Kitchen, Sitting Room, Pantry, Laundry, Cloakroom, Bootroom, Ancillary Room, Annex Bedroom Wing (2 Bedrooms and Shower Room)

First Floor: Principal Bedroom Suite with Dressing Room, Bathroom, Walk in Wardrobe, Shower Room, Store Cupboard, Bedroom 2 with En-suite, Bedroom 7 with En-suite, 7 further Bedrooms, 5 further Bathrooms.

Reached by a secondary staircase from the Ancillary Room on the ground floor is a Guest Annex providing Sitting Room, Bedroom, Bathroom

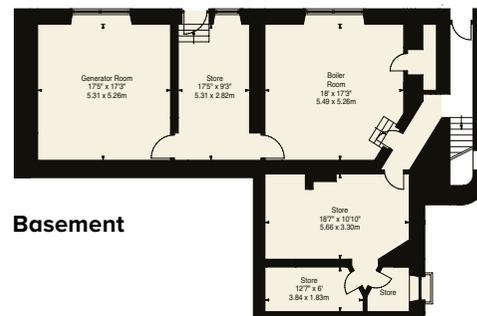
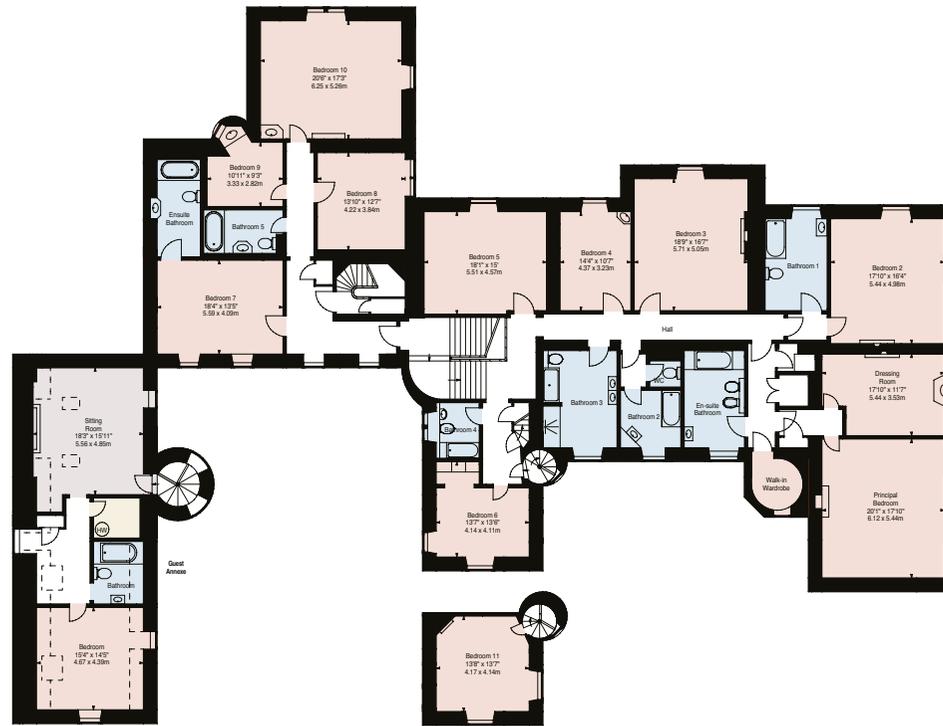
Second Floor: Bedroom 11

Lower Ground Floor: Billiard Room, 5 Bedrooms, Bathroom, Playroom, Cloakroom, Two Wine Cellars, Store Room 1, Boiler Room, Store Room 2, Generator Room, Store Room 3

In addition there is a two bedroom flat within Portmore House on the lower ground floor. It can be accessed directly from the lower ground floor and via its own independent access. It provides the following accommodation: Hall, Store Room, Sitting Room, Kitchen, Snug/Study, Bedroom 1 with En-suite Shower Room, Bedroom 2, Bathroom.











Gardens and Grounds

The gardens at Portmore are a notable feature of the estate having been carefully restored and developed under the current ownership of the last 40 years. A tree lined drive leads from the entrance lodge to an extensive gravelled sweep to the front of the house with lawns and backdrop of fine deciduous specimen trees. To the east lies the parterre with a stone edged canal and fountain which are set in the grass terraces and surrounded by yew hedges.

The Walled Garden is exquisite and lies to the north of the house, extends to about 1.5 acres and since 1987, has been extensively restored by the current owners. Its original traditional style has been complemented by a more contemporary approach, resulting in an outstanding and significant garden of considerable note. It benefits from a southerly aspect, is enclosed by a whinstone wall and wrought iron railings with a Victorian glasshouse and brick outbuildings on the north side. The garden is symmetrically laid out with gravelled paths, lawned areas, hedging, herbaceous borders and specimen shrubs and trees.







To the east is the Water Garden with a stream and number of pools interplanted with specimen shrubs, trees and herbaceous planting. Lying beyond is a woodland walk with a fine collection of azaleas, rhododendrons and spring bulbs completing the superb horticultural features at Portmore.







Portmore Lodge

Portmore Lodge lies to the west of the estate and adjacent to the A703 public road. It is a delightful, traditional lodge of stone construction under a slated roof and providing the following accommodation over one floor:

Hall, Sitting Room, Kitchen, Bedroom, Bathroom and Utility Room

Portmore Lodge sits within its own garden principally down to lawn with borders and parking to the east.

It is let under a Short Assured Tenancy.

Primrose Cottage

Primrose Cottage is a most attractive traditional stone built cottage under a slated roof and lying a short distance to the east of the walled garden. It has recently been modernised and provides good sized accommodation over two floors comprising:

Ground Floor: Hall, Sitting Room, Kitchen, Utility Room, Dining Room, Bathroom

First Floor: Three Bedrooms

Primrose Cottage sits within its own garden, principally down to lawn with borders, shrubs and trees. It is occupied as part of the employment of the Head Gardener.

Hillhead

Hillhead is a traditional stone-built cottage lying to the north of the walled garden and was occupied until recently by the retired Estate Gamekeeper. It sits within a good sized garden with parking area. The cottage has oil central heating, a rayburn stove in the kitchen and a wood burning stove in the sitting room. The accommodation, over two floors, comprises:

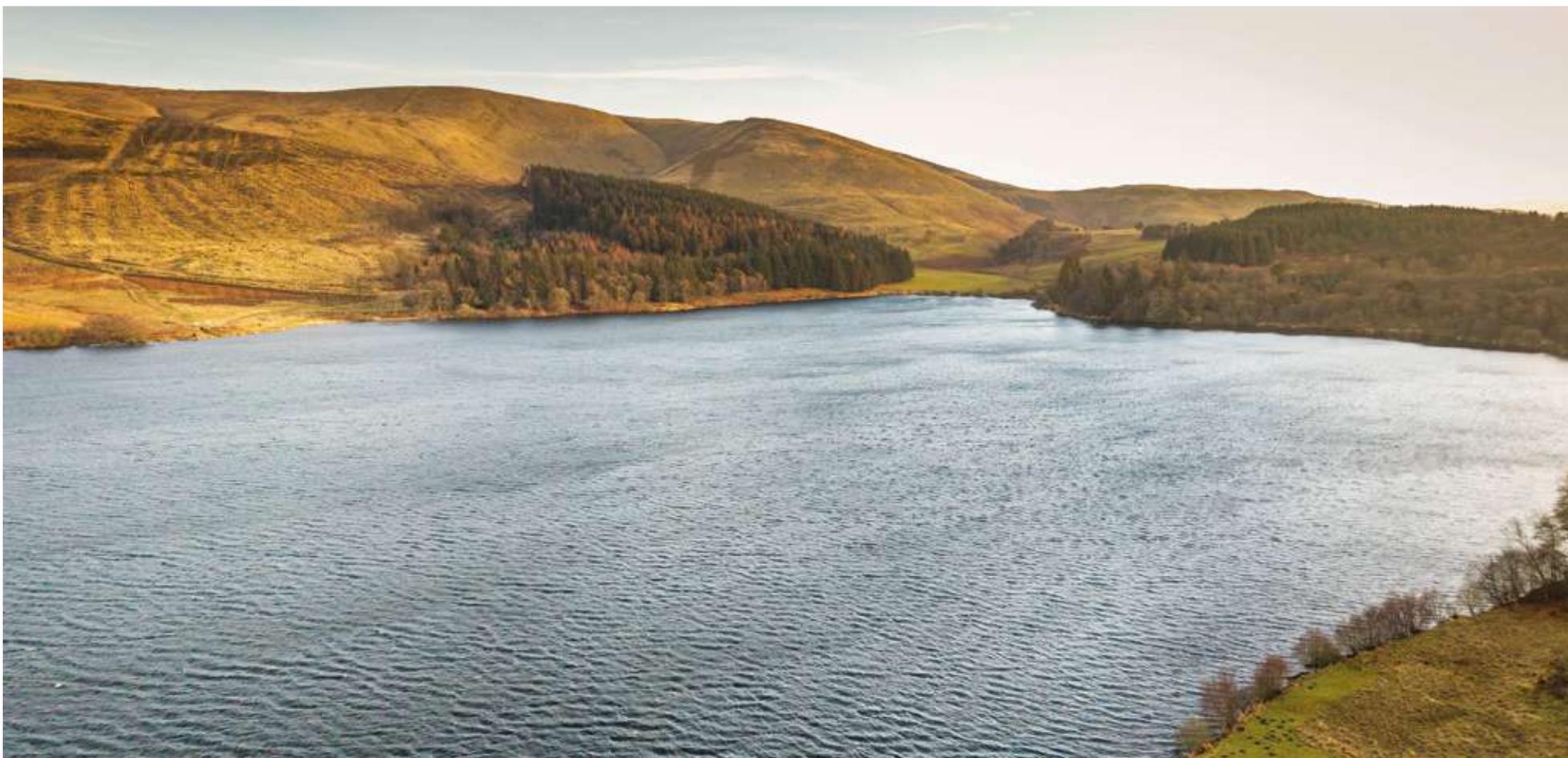
Ground Floor: Hall, Sitting Room, Kitchen, Utility Room, Shower room, Bedroom, Conservatory

First Floor: Two Bedrooms, Bathroom

In addition there is a traditional range of Victorian kennels lying to the north east of the house. Sitting next to the cottage is a range of timber outbuildings providing useful storage. In addition there is a game larder with fridge room and prep room.

It is currently unoccupied.





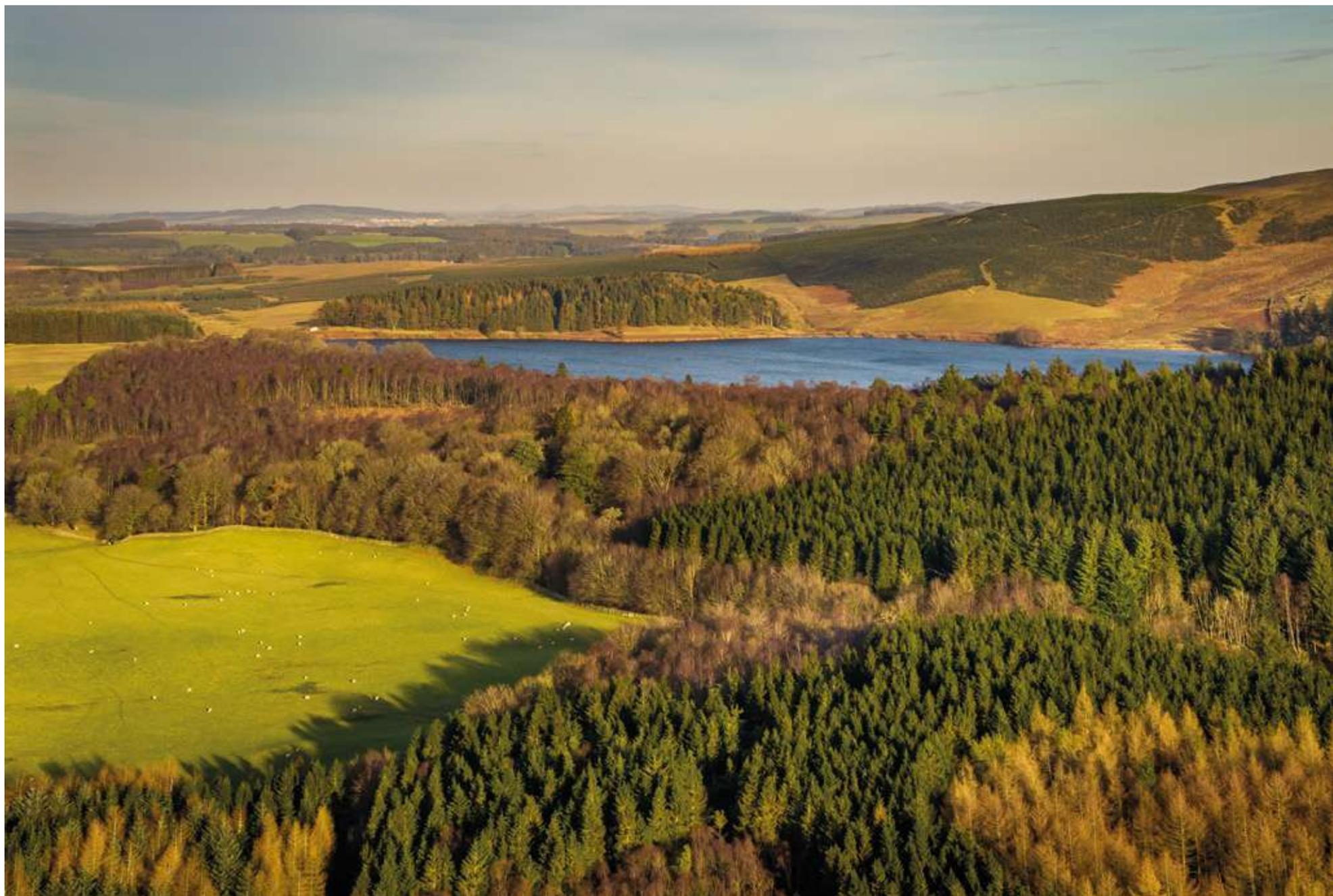
Lot 2

Hill Ground, Reservoir and Woodlands

Lot 2 extends to about 932 Acres (377 hectares) in total and sits to the north of Portmore House. It lies between 200m up to 620m above sea level and is classified by the James Hutton Institute as ranging from Grade 4.1 to 6.1. It principally comprises rough grazing, heather hill ground and both natural regeneration woodland and commercial woodland blocks. There are two blocks of commercial woodland which are currently partially felled and being restocked. Further there is the reservoir which extends to about 105 acres (42 hectares) and is maintained by Scottish Water. In addition the fishing is leased to a local fishing syndicate and have included in their lease the use of the timber fishing chalet which lies to the north west of the reservoir.

There is a Neolithic enclosure feature found to the south of the reservoir and is known as the Northshield Rings & The Camps. It is an ancient scheduled monument.





Lot 3

Boreland Farm (Extending to about 2,253 acres, 911 hectares)

Boreland Farm forms Lot 3 of Portmore Estate. It is a highly productive Home Farm with the farming enterprise principally focused on running a two flock sheep enterprise, together with a herd of 70 suckler cows. The farm is run in hand with a farm manager. Boreland Farm comprises a traditional farmhouse, farm manager's house and a practical range of modern and traditional farm buildings with a good sized yard adjacent. The land lies between 270m up to 571m above sea level and is classified by the James Hutton Institute as ranging from Grade 4.1 to Grades 5 and 6. It is principally low ground permanent pasture fields, some of which are ploughable, together with arable fields and hill ground. The fields are fenced with practical gated accesses both internally field to field and from the farm tracks. The low ground fields have troughs which are supplied by a private water supply.

Boreland Farmhouse

Boreland Farmhouse is a traditional farmhouse, with a combination of stone and painted white stone exterior under a slated roof with small extension to the rear. It sits to the east of a courtyard with the remaining sides of the courtyard flanked by the traditional farm buildings.

It enjoys a north westerly outlook with extensive views over the farm and estate.

The accommodation of Boreland Farmhouse lies over 2 floors and comprises:-

Ground Floor: Hall, Sitting Room, Family Room, Breakfasting Kitchen, Conservatory, Utility Room, Laundry, Boot Room, Cloakroom, Bathroom, Bedroom 6

First Floor: 5 Bedrooms, Bathroom.

Boreland Farmhouse sits within its own well tended garden enclosed by a combination of a stone wall and beech hedge and principally down to lawn, with pond, mature trees and shrubs. There is a terrace to the side of the house and a gravelled area to the front.

It is occupied by the estate owner's son under a Private Residential Tenancy.





The Bothy

Lying to the side of the farmhouse and developed from part of the traditional outbuildings is The Bothy. It provides annex accommodation to the farmhouse and lying over one floor comprises:-

Sitting Room, Kitchen, Two Bedrooms, Shower Room.

Traditional Outbuildings

Boreland Farmhouse sits to the west side of the courtyard flanked to the east and south with a range of traditional outbuildings providing useful storage.

Boreland Cottage

Boreland Cottage is a traditional stone built cottage under a slated roof and lying a short distance to the north of Boreland Farmhouse.

The cottage provides accommodation over a single storey comprising:

Hall, Kitchen, Office, Sitting Room, Two Bedrooms, Bathroom

Boreland Cottage sits within its own garden, principally down to lawn with borders, shrubs and trees. A garage lies to the north of the cottage. Boreland Cottage is occupied as part of the employment of the Farm Manager.

Boreland Farm Buildings

To the rear of Boreland Farmhouse and Cottage are the modern farm buildings which provide all the requirements for the cattle and sheep enterprises. The layout of the farm buildings provides ample space for storage, stock handling and operations. The buildings comprise:-

- **Bull Pens Building (26.70m x 3.5m)**
Timber portal frame with timber cladding on 3 sides with box profile roof, concrete floor and concrete apron to front.
- **Sheep Shed (31.15m x 15.4m)**
Timber portal frame with part timber cladding, box profile roof, central feed passage.
- **Sheep Handling System**
- **Hay/Straw Shed (27.45m x 5.49m)**
Steel portal frame, part box profile walls on 3 sides, box profile roof.

- **Cattle Court (36.6m x 22.6m)**
Steel portal frame, concrete block walls, corrugated metal roof, automatic scrapping system, central feed passage, side passages
- **Cattle Handling System (Bateman)**
- **Lambing Shed (43.40m x 23.4m)**
Part concrete and part earth floor, part timber walls on two sides.
- **Dutch Barn (16.70m x 6.64m)**
- **Implement Shed with Workshop**
Concrete floor, part brick and timber walls, box profile roof, internal workshop with work bench.
- **Slurry lagoon enclose by fence.**

1 Skiprig

1 Skiprig is a traditional stone-built semi-detached cottage lying within the woodland to the north of Boreland Farm. It sits within a good sized garden with parking area and lawn. The accommodation, over two floors, comprises:

Ground Floor: Hall, Conservatory, Kitchen, Utility Room, Shower room, Sitting Room

First Floor: Three Bedrooms, Bathroom

It is let on a Short Assured Tenancy.

3 Skiprig

3 Skiprig is a traditional stone-built semi-detached cottage lying within the woodland to the north of Boreland Farm. The accommodation, over two floors, comprises:

Ground Floor: Hall, Sitting Room, Kitchen, Utility Room, Shower room, Bedroom, Conservatory

First Floor: Two Bedrooms, Bathroom

It is occupied as part of the employment of a farm worker.



Summary of Land at Portmore Estate

The land forming the whole of Portmore Estate can be analysed approximately as follows:

	Acres	Hectares
Arable and Temporary Grassland	218.83	88.56
Permanent Pasture	665.44	269.30
Rough Grazing	172.33	69.74
Hill Ground	1587.96	642.64
Woodland and Forestry	639.06	258.62
Misc.	176.00	71.23
TOTAL	3459.62	1400.09

Sport

Portmore Estate previously ran a very successful, highly regarded low ground pheasant shoot which has very recently been wound up. It could however be readily re-established with a number of strategically placed release pens still in place, practical sheds being at Hillhead and with the topography of the Estate, some very good and at times challenging drives.

Further information is available upon request from the Selling Agents.

Forestry and Woodland

There are 639 acres (258 hectares) of diverse woodlands surrounding Portmore House and to the north of the estate, which have been sympathetically managed for sustainable commercial timber production, amenity and sporting purposes. The woodlands comprise an interesting and diverse mixture of habitats including productive conifer woodlands, traditional mixed conifer and broadleaf woodland. Much of the woodland surrounding Portmore House and to the north of the estate is contained within the designed landscape and respectfully blends this designation with a well-managed commercial timber crop. There is a Long-Term Forest Plan in place which details forestry management until approximately 2040.

Surrounding Portmore House and Gardens (Lot 1) the woodlands are a varied mixture of native mixed broadleaves, beech and conifer, forming attractive policies which form the designed landscape. These woodlands provide an inviting principal entrance to Portmore House.

The policy woodlands have generally been retained for their amenity character and date from the early 1900s and are partly designated as part of the long establishment

plantation origin in the Ancient Woodland Inventory. Thinning and management has been identified in the Long-Term Forest Plan to enhance their character. This area of woodland has provided the canvas for the estate's driven pheasant shoot and roe stalking opportunities.

The area to the north and east of the Estate, including Portmore Loch (Lot 2) encompasses the majority of the commercial woodland.

Felling and replanting has been undertaken most recently in 2019 and thinning of compartments with the focus on restructuring woodland over time. A proportion of the conifer areas have been identified for felling and replanting in the next 10 years due to their age and maturity. The plan details increasing the area of Sitka Spruce in less sensitive areas and maintaining the productivity of high-quality timber.

Within Lot 2, the woodlands are formed into shelter belts of variable ages, ranging from 1900 to recent planting in 2019. There is a diversity of species through the landscape with mixed broadleaves and conifer being the predominate class, which provide shelter to the estate's livestock farming enterprise. Further details of the estate's forestry and woodland enterprises are contained within the data room.

Forestry and Woodland Creation Potential

There are significant areas of land comprising grassland and moorland with potential for woodland creation with this land rising from just over 200m to some 620m. This is graded by the James Hutton Institute as Grade 4 to Grade 6 and with soils dominated by brown earths and podzols. The Forest Research Ecological Site Classification (ESC) models show the land as capable of supporting a wide range of woodland types and species from productive conifer to native broadleaf woodland. Over 750 hectares of this land falls below 400m in elevation, with the higher land generally having an easterly aspect avoiding exposure to prevailing westerly winds. Statutory designations are limited to a Scheduled Monument surrounded by existing woodland although a number of historic features, (generally cairns, old farmsteads and turf banks) typical of the borders landscape, are noted on Canmore. The northern part of the estate is included in the Historic Environment Scotland inventory of Garden and Designed Landscape which is likely to restrict new woodland creation within this area to that which is sympathetic to the existing landscape. Greater opportunities for more extensive productive forestry, or larger scale woodland with a focus on carbon sequestration, lie across the southern and eastern parts of the estate. No detailed site investigations have been undertaken and any woodland creation will be subject to appropriate site surveys, consultation and Scottish Forestry approval.

General Remarks and Information

Farmcode

644/0024

In the event that the Estate is sold in separate lots it will be the responsibility of the Purchaser(s) to apply for individual holding numbers for the separate lots.

Basic Payment Scheme

The Estate is registered for IACS purposes. The BPS entitlements have been established by the farming entity of Portmore Estate and are not included in the sale of the land. A Purchaser(s) will take over and pay for at valuation the Basic Payment Scheme entitlements established on the land for sale. Any payments relating to the 2025 year will be retained by the Seller. The Purchaser(s) will be responsible upon occupation of the subjects of sale to fully comply with the statutory management requirements to maintain the farmland in Good Agricultural and Environmental Condition as laid down under the cross Compliance Rules of the Basic Payment Scheme 2025 for the rest of the scheme year. The estate currently has an allocation of 296.57 units of Region One and 622.11 Region Two entitlements. In the event that the land be sold in Lots the entitlements will be apportioned accordingly.

Less Favoured Area Support Scheme (LFASS)

All of the land has been designated as being within a Less Favoured Area.

Environmental Designations

Part of the woodlands by the principal drive are included in the Ancient Woodland Inventory. Further details are available from the Selling Agents.

Historic Scotland

Portmore House is a Category A listed building. Portmore Lodge is a Category C listed building. The Estate is also a Designed Landscape.

Ingoing Valuation

The Purchaser(s) of Portmore Estate, in addition to the purchase price, will be obliged to take over and pay for a valuation to be agreed between two valuers (one acting for each party, or an arbiter appointed by the valuers, or failing agreement as to the appointment by the President, for the time being, of the Royal Institution of Chartered Surveyors (Scottish Branch), the following:

1. All cultivations and growing crops on seeds, labour, lime, fertilisers, spray and machinery basis with an increment representing the enhanced value of the establishment and age of such crops.

2. All hay, straw, fodder, roots, silage and farmyard manure and other products at market value.

3. All oils, fuels, fertilisers, sprays, chemicals, seeds and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the Purchaser shall pay to the Seller such a sum as Galbraith shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payment on outstanding monies at 8% over Bank of Scotland borrowing rate.

Servitude Rights, Burdens, Wayleaves and Statutory Public and Other Access Rights

The property is sold subject to and with the benefit of all existing servitude and wayleave rights (including rights of access and rights of way, whether public or private). The property is also sold subject to the rights of public access under the Land Reform (Scotland) Act 2003. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

The Sporting Rights

The sporting rights are in hand.

Mineral Rights And Timber

The mineral rights are included in the sale insofar as belonging to the Seller. All standing and fallen timber is included in the sale.

Viewing

Strictly by appointment with Galbraith. Given the hazards of a working estate, we request you take care when viewing the property, especially around the agricultural buildings, unoccupied buildings, farmland, water courses and reservoir.

Directions

From Edinburgh take the A703 road south sign posted for Peebles. After approximately 18 miles the entrance to Portmore Estate is found on the left-hand side approximately 2 miles north of Eddleston.



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Postcode: EH45 8QU



Services, Council Tax and Energy Performance Certificate(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Portmore House	Private Supply with filtration	Mains	Septic Tank	Oil	H	E	Ultrafast
Portmore Lodge	Private Supply with filtration	Mains	Septic Tank	Multi-fuel Stove	D	F	Ultrafast
Primrose Cottage	Private Supply with filtration	Mains	Septic Tank	Oil	D	E	Ultrafast
1 Skiprig	Private Supply with filtration	Mains	Septic Tank	Oil	D	F	Ultrafast
3 Skiprig	Private Supply with filtration	Mains	Septic Tank	Oil	D	F	Ultrafast
Hillhead Cottage	Private Supply with filtration	Mains	Septic Tank	Oil	E	E	Ultrafast
Flat (within Portmore House)	Private Supply with filtration	Mains	Septic Tank (shared with Portmore House)	As Portmore House	-	E	Ultrafast
Boreland Farmhouse	Private Supply with filtration	Mains	Septic Tank	Oil	F	F	Ultrafast
Boreland Cottage (Shepherds Cottage)	Private Supply with filtration	Mains	Septic Tank	Oil	D	E	Ultrafast

Copies of the Energy Performance Certificates are available upon request.

Entry and Possession

Entry will be by mutual agreement.

Offers

Offers in Scottish Legal Form are to be submitted to the Selling Agents, Galbraith. A closing date for offers may be fixed and prospective Purchasers are advised to register their interest with the Selling Agents following inspection.

Local Authorities

Scottish Borders Council, Council Headquarters, Newtown St Boswell, TD6 0SA

SGRPID

Scottish Government, Agriculture and Rural Economy, Cotgreen Road, Tweedbank Galashiels, TD1 3SG

Solicitor

Gillespie Macandrew, 5 Atholl Crescent, Edinburgh, EH3 8EJ

Stipulations

Purchase Price

Within 7 days of the conclusion of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the Selling Agents and the Purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a banker who is acceptable to the Sellers.

Lotting

It is intended to offer the property for sale as described in two lots, but the seller reserves the right to divide the property in further lots, to amend the boundary between the lots, or to withdraw the property, or to exclude any property shown within the particulars.

Generally

Should there be any discrepancy between these particulars, the General Remarks and Information, Stipulations and the Missives of Sale, the latter shall prevail.

Apportionments

The Council Tax and all other outgoings shall be apportioned between the Seller and the Purchaser(s) as at the date of entry.

Health & Safety

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

Third Party Rights & 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 respect thereof.

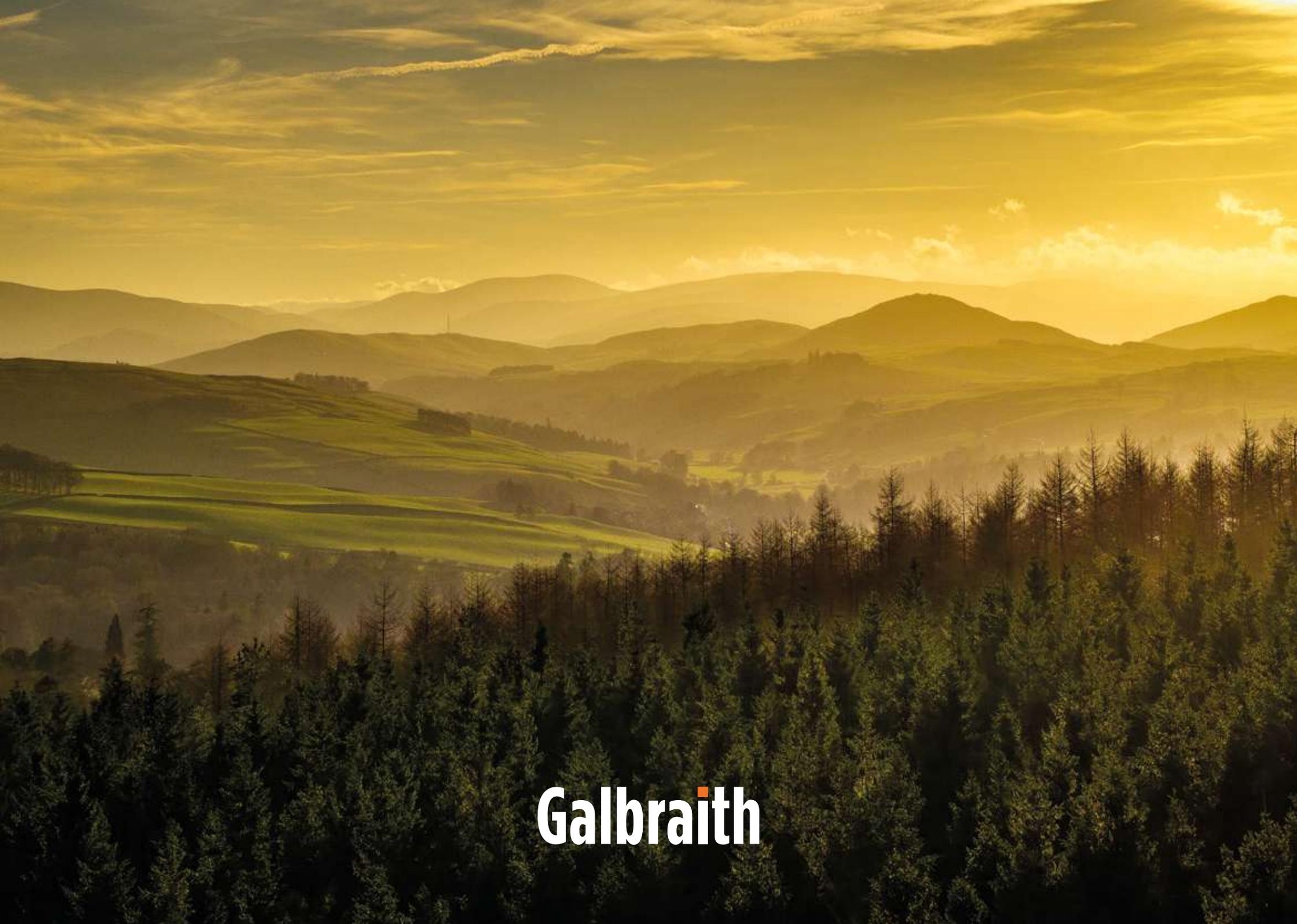
Anti Money Laundering (AML) Regulations

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 Summer 2024 and January 2025. 9. Brochure text prepared January 2025.



Galbraith
 Portmore Location
 NOT TO SCALE
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