



Galbraith

**CHALKIELAW FARMHOUSE & STEADING**  
BY DUNS, SCOTTISH BORDERS



JAP

# CHALKIELAW FARMHOUSE AND STEADING NEAR DUNS, SCOTTISH BORDERS

Charming farmhouse with steading development opportunity.

Duns 0.5 miles ■ Berwick 17 miles ■ Edinburgh 45 miles  
About 0.74 hectares (1.83 acres)

- B-Listed Georgian farmhouse (2 reception rooms, 4 Bedrooms). Requiring modernisation
- Extensive 19th Century traditional sandstone steading with planning for 9 dwelling houses
- Exciting residential development opportunity
- Stunning location between Duns and Berwick upon Tweed
- Breath taking southerly outlooks.



**Galbraith**

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A member of  
**OnTheMarket**

## SITUATION

Chalkielaw is situated about half a mile to the south of the former market town of Duns, about 45 miles south east of Edinburgh in the heart of the Scottish Borders.

The farmhouse and steading lie on the southern perimeter of the town of Duns in an extremely accessible position overlooking rolling countryside beyond. The historic county of Berwickshire is a renowned farming area as well as offering a myriad of tourist and local services.

Duns is a bustling former market town and provides an excellent range of local amenities including a wide variety of independent shops, supermarket, professional services and High Street bank. The town boasts a primary school and the highly regarded Berwickshire High School which forms the heart of the local community.

The larger centres of Kelso and Berwick upon Tweed provide a wider range of amenities with prominent national hunt racing and the Borders Ice Rink at Kelso with popular sports and arts centres found at Berwick.

The Scottish Borders is well known for its recreational, amenity and sporting opportunities and Chalkielaw enjoys a central position being a short distance from the Lammermuir Hills and the spectacular scenery found along the east coast of the country.

## DESCRIPTION

Chalkielaw Farmhouse is a stunning B Listed Georgian property that, although in need of modernisation, presents an incredible opportunity to create a family home enjoying an enviable location and far reaching outlooks.

The farmhouse is accessed via its own entrance and enjoys a private garden to the south of the property.

The accommodation and room dimensions are set out in more detail in the floor plans contained within these particulars.

## ACCOMMODATION

Ground Floor:

Sitting Room, Dining Room, Kitchen, Utility, Study, Cloakroom

First Floor:

Landing 3 Bedrooms, 4th Bedroom/Office, Family Bathroom



## GARDEN AND GROUNDS

An enclosed south facing garden.

## STEADING

Chalkielaw Steading is an attractive former agricultural steading, cart shed and threshing mill. Built of sandstone and whinstone under a pan tile roof, the building is in good condition and presents an opportunity to utilize the planning permission in place to develop 9 residential units with gardens and parking.

Borders Council Planning Ref : 21/01900/FUL—Change of use of steading, alterations and extension to form 9 dwelling house. Planning has been granted to develop this former agricultural steading into a very attractive residential development.

## TENURE

Freehold

## DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: delighted.surcharge.revamped

## POST CODE

TD11 3LS

## 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.

## 2017 ANTI MONEY LAUNDERING REGULATIONS

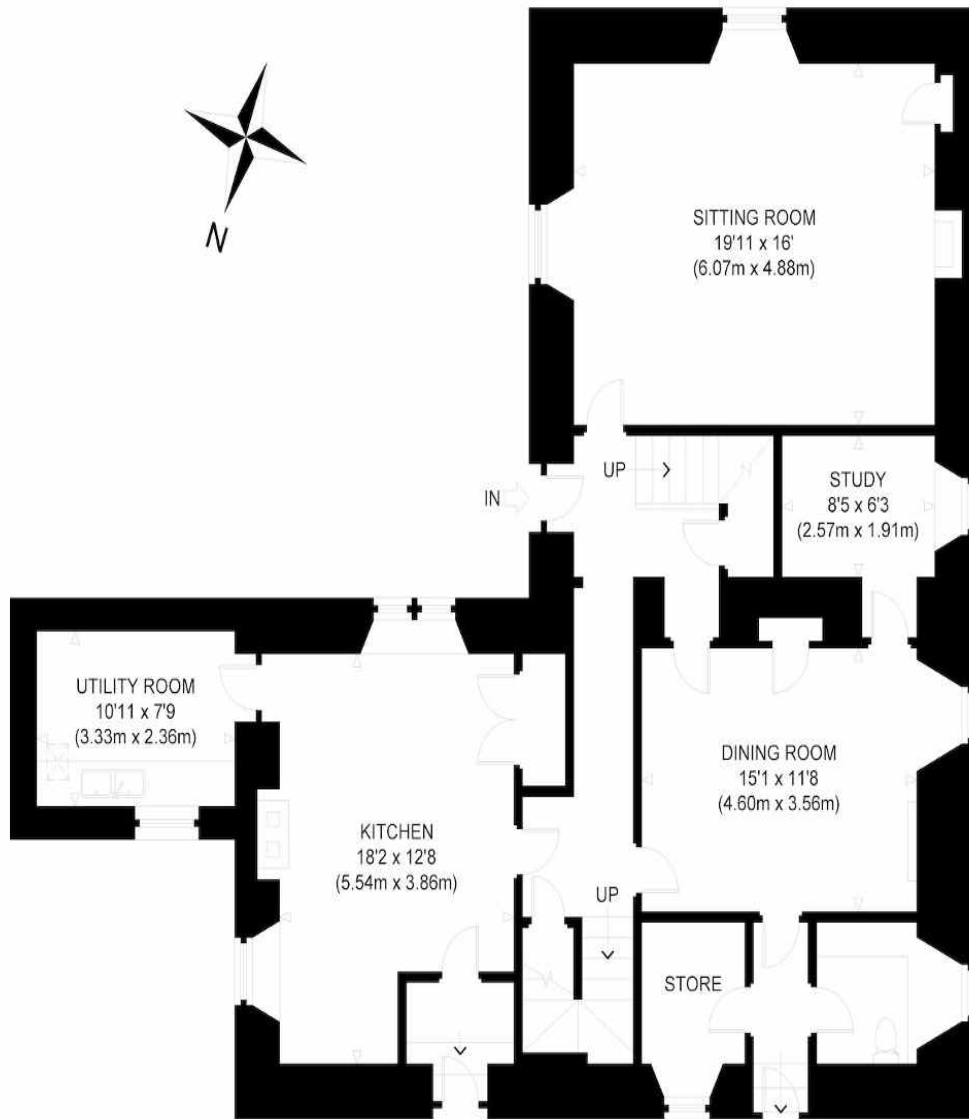
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

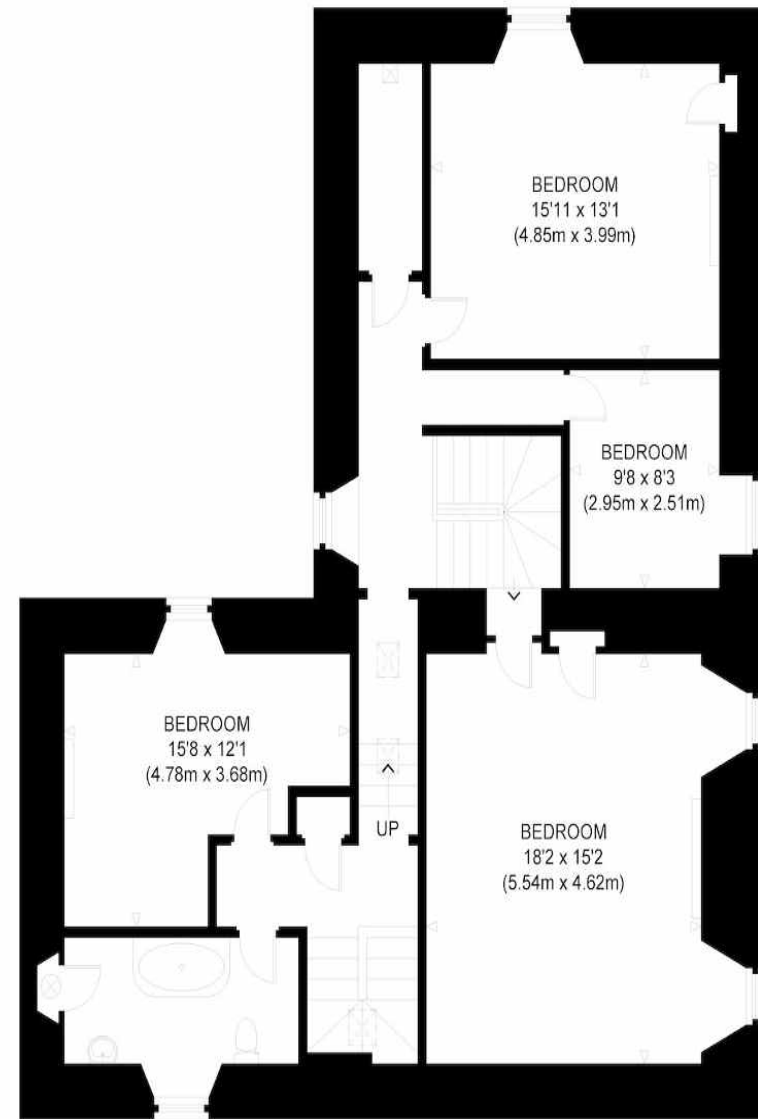
**1** These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances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







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1315 SQ FT / 122.2 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1202 SQ FT / 111.7 SQ M

CHALKIELAW FARMHOUSE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2517 SQ FT / 233.9 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.





