

Galbraith



1 MAIDENHALL FARM COTTAGES
ST BOSWELLS, MELROSE, SCOTTISH BORDERS

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Traditional country cottage in a peaceful rural location.

St Boswells 2.5 miles ■ Melrose 7.5 miles
Borders Rail Link 9 miles ■ Edinburgh 41 miles

- 1 reception room, 2 bedrooms.
- Peaceful rural location with enviable views.
- Offers scope to modernise.
- Timber workshop and shed.
- Private rear garden.
- Within easy access to A68 and Borders Train Station.

Galbraith

Scottish Borders
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A member of
OnTheMarket



GENERAL

1 Maidenhall Farm Cottages enjoys an extremely beautiful rural location with scenic views, approximately 2.5 miles east of St. Boswells/A68.

The Cottage lies in the Tweed Valley between St. Boswells and Kelso and the surrounding countryside is noted for its natural beauty.

St Boswells is increasingly one of the most desirable villages in the Borders with an excellent range independent shops and specialists, including the Main Street Trading Company, an award-winning bookshop, café and deli, the village also boasts an excellent butchers, a hotel with bar and restaurant, and a popular Italian bistro.

St. Boswells has excellent schooling and Earlston high school nearby, whilst private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick-upon-Tweed and in Edinburgh beyond.

DESCRIPTION

1 Maidenhall Farm Cottages is a pretty, two bedroom traditional cottage located in a peaceful rural location close to St Boswells and Melrose.

Built circa 1900 and modernised, altered and extended at later dates, the cottage offers spacious accommodation spanning 69sqm.

The cottage is in move in condition and offers scope for modernisation to suit the buyer's personal taste. The lounge is of good size with open fire and window overlooking the front garden, offering a good degree of natural light throughout the day.

The kitchen, located to the rear of the property features a range of wall and base units along with a convenient breakfast bar. The cottage boasts two well-proportioned bedrooms, one on the first floor for convenience and a second upstairs, providing enviable countryside views.

The property benefits from a timber workshop adjacent to the cottage, which offers potential for removal to create additional driveway space.

ACCOMMODATION

Ground Floor:

Entrance hallway, living room, breakfasting kitchen, bedroom, bathroom.

First Floor:

Landing, 2nd bedroom.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freenhold	Mains	Mains	Private	Electric	Band A	F21	Available

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

GARDEN

Parking to the front of the cottage with an open communal area, predominantly laid to lawn. To the rear of the property there is a private garden with open countryside views. A useful timber shed is also included in the sale.

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Shared access road to cottages 1-3.

Parking to the front of the cottage with an open communal area, predominantly laid to lawn.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/earpiece.smiling.later

POST CODE

TD6 0EF

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

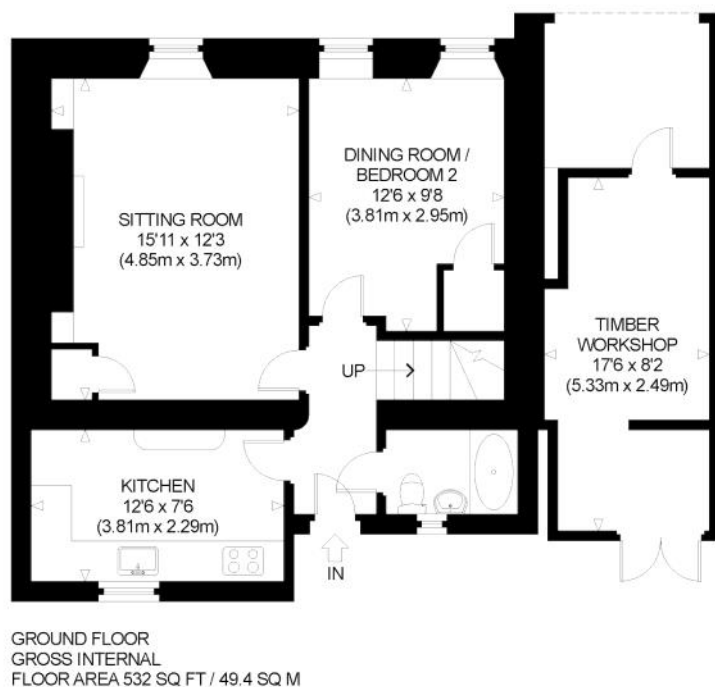
Connell and Connell, 10 Dublin Street, Edinburgh, EH1 3PR.

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.





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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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 solicitors 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 Solicitor, 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 agents 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 April 2025.



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