



Galbraith

BROWNS COTTAGE, HUNDALEE
JEDBURGH, SCOTTISH BORDERS



BROWNS COTTAGE, HUNDALEE JEDBURGH, SCOTTISH BORDERS, TD8 6PA

Rural single storage cottage with grazing land.

Ancrum 5 miles ■ Jedburgh 6 miles ■ Edinburgh 53 miles

About 6.62 acres (2.68 hectares)

- 2 reception rooms, 3 bedrooms
- Well located just south of Jedburgh in a rural, yet accessible location..
- Set in scenic surrounds and fine outlooks.
- Landscaped garden on two levels.
- Paddock with equestrian suitability.

Galbraith

Scottish Borders
01573 224 244
kelso@galbraithgroup.com

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OnTheMarket





SITUATION

Brown's Cottage enjoys a peaceful, yet accessible, rural location approximately 2 miles south of Jedburgh. The A68, which links Jedburgh with both Edinburgh and the northeast of England, is less than a mile from the property and the surrounding countryside is noted for its scenic beauty. Access to the property from the A68 is over a minor public road, followed by a private farm lane, and the property has a south easterly aspect to the front.

The surrounding countryside is noted for its scenic beauty and is rich in wildlife and wonderful scenery. The area is ideal for walking, cycling, horse riding and other rural pursuits. The Borders as a whole offers excellent sporting facilities and nearby Jedburgh has a good range of shops and other amenities including primary schools and a high school. There are plans to build a new school in the town.

DESCRIPTION

Brown's Cottage is a single storey traditional cottage which benefits from oil fired central heating and wood burners in the kitchen/diner and sitting room. The sitting room with patio doors to the west of the property leads to the garden.

The kitchen is well fitted with modern units and worktops and integrated appliances. This spacious room could be a kitchen/diner/livingroom combined.

ACCOMMODATION

The accommodation is all on one level:
Vestibule, hallway, sitting room, kitchen, 3 bedrooms, bathroom.
The loft area has been insulated.

GARDEN AND GROUNDS

There is a landscaped garden to the rear, on two levels, including patio, steps leading to raised beds and lawn area. Garden hut. Outside tap. The front garden is laid mainly to lawn with a gravel driveway.

There is a paddock across the minor road of about 6.62 Acres which is stock proof and is supplied with water.

DIRECTIONS

From Jedburgh head south on the A68, turning right on to a minor road signed "Hundalee" approximately 1 mile from the town - shortly after crossing the Jed Water. Follow this minor road to the left at the first junction and then continue on to the private farm road past Hundalee Farm Steading. Brown's Cottage is located on the right hand side of this minor road.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains via private pipework	Mains	Private	Oil	Band E	E50

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: novelist.vacancies.soulful

VIEWINGS

Strictly by appointment with the selling agents.

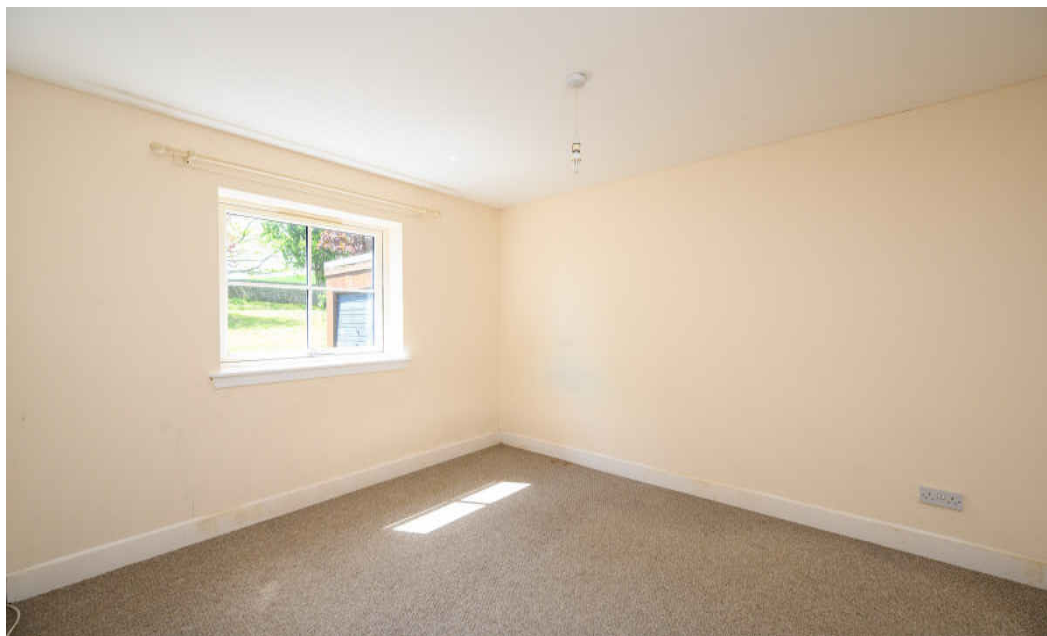
FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

Turcan Connell, Princess Exchange. 1 East Grey Street. Edinburgh. EH3 9EE

NB : The sale will include provision for a twenty year clawback in favour of the Vendors or their nominees, entitling them to 30% of any future development gain on the property. The purchaser shall be required to enter into a Minute of Agreement and grant a corresponding Standard Security over the property. The share of uplift due to the Vendor shall be payable on the first to occur of (i) the implementation of planning permission, or (ii) a disposal with the benefit of planning permission.



2017 ANTI MONEY LAUNDERING REGULATIONS

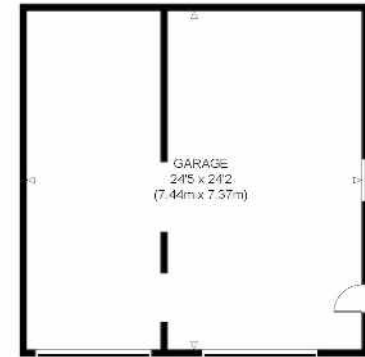
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

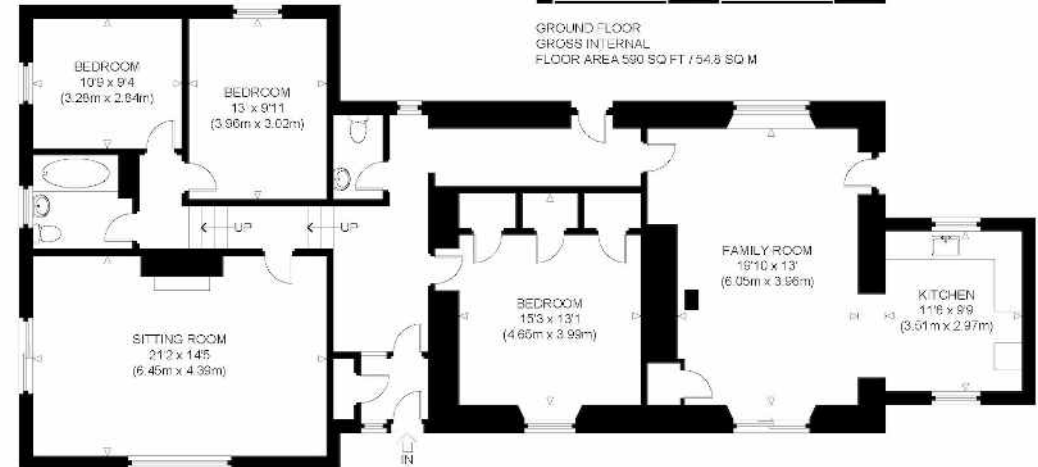
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances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





GARAGE
24'5" x 24'2"
(7.44m x 7.37m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 590 SQ FT / 54.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1597 SQ FT / 148.4 SQ M

BROWNS COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1597 SQ FT / 148.4 SQ M
EXTERNAL GARAGE AREA 590 SQ FT / 54.8 SQ M
TOTAL COMBINED FLOOR AREA 2187 SQ FT / 203.2 SQ M

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

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