

Culmailie

Birgham | Coldstream | Scottish Borders



Galbraith



Detached five-bedroom property with acreage and outbuildings



Kelso 5 miles | Melrose 20 miles | Berwick-Upon-Tweed 18 miles
(All distances are approximate)

About 5.11 acres (2.07 ha)

Five bedrooms. Two reception rooms

Three bathrooms

About 5 acres

Spacious accommodation spanning 324sqm

Detached double garage

Generous garden grounds

Outbuildings

Attractive outlook and private setting

Offers Over £750,000

Galbraith

21 Woodmarket | Kelso | Scottish Borders | TD5 7AT
T: 01573 224 244 | E: kelso@galbraithgroup.com

galbraithgroup.com

Situation

Culmailie is an impressive five bedroom property situated in the peaceful village of Birgham, offering family sized accommodation, grazing and outbuildings.

Birgham enjoys a welcoming village atmosphere with a small population of around 300 residents and a close-knit, active community that maintains strong local identity and links with surrounding towns and rural settlements. A wide range of shops, cafés, services, and leisure facilities are available in nearby Kelso and Coldstream, along with access to the Hirsell Estate, a popular local attraction offering woodland walks, a café, and craft workshops.

Primary and secondary schooling is available in both Kelso and Coldstream, providing convenient education options within a short drive of the village. Transport connections are strong, with Edinburgh and Newcastle both approximately one hour away by car, rail services on the East Coast Main Line accessible at Berwick-upon-Tweed around 18 miles away, and regular bus services linking nearby towns and providing onward connections to both major cities.

Kelso, arguably the most attractive of the Borders towns set in an area of great scenic beauty and is noted particularly for its fine Market Square where you will find a range of shops and supermarkets. Schooling is available locally including Kelso High School and private schooling is available at St.Mary's in Melrose and Longridge Towers near Berwick. Local attractions include the 12th Century Kelso Abbey, Kelso Racecourse and Floors Castle. The nearby Schloss Roxburghe Hotel boasts a highly regarded championship golf course, while excellent fishing and other country pursuits are available locally.

Description

Culmailie is an impressive five-bedroom detached family home offering an exceptional lifestyle opportunity and set within about 5 acres of grazing land. Built circa 1990, the property benefits from a range of useful outbuildings, a stable block and a double garage, making it ideally suited to those seeking a rural lifestyle with excellent equestrian or smallholding potential.

Upon entering, you are welcomed into a spacious reception hallway, which provides access to the principal ground-floor accommodation. At the heart of the home is a superb open-plan living space, with the kitchen flowing seamlessly into a comfortable sitting area, which in turn opens into the formal dining room, creating an ideal environment for both everyday family living and entertaining. Double doors from the dining room lead back into the reception hallway, enhancing the sense of space and connectivity throughout the ground floor.

The ground floor also features two generously sized bedrooms, shower rooms, bathroom a practical utility room and a convenient side entrance providing direct access to the garden grounds.

From the reception hallway, a wooden staircase rises to the first floor, opening onto a spacious and versatile landing area currently arranged as an additional lounge and home office space. The first floor further comprises three well-proportioned bedrooms and an additional shower room, offering flexible accommodation ideally suited to larger families or visiting guests. Many of the rooms enjoy far-reaching views across the surrounding countryside, adding to the property's sense of space and rural charm.



Accommodation

Ground Floor: Entrance vestibule, entrance hallway, two bedrooms, bathroom, shower room
Inner hallway, side vestibule, utility room, open plan lounge/kitchen/dining room and family room.

First Floor: Landing/sitting area/study, three bedrooms and shower room.

Garden and Grounds

To the front of the property, a gravelled driveway provides ample off-road parking, while a detached double garage sits neatly within the corner of the plot. Adjacent to the garage is a useful drainage vehicle wash-down area, providing a practical space for cleaning and maintenance. To the rear, the garden is predominantly laid to lawn and features a patio seating area and charming summer house, offering an excellent setting for outdoor living.

The property extends to approximately 5 acres of grazing land, currently divided into four paddocks, three of which benefit from a water supply. The land is well suited to equestrian or smallholding use and can be accessed directly from the garden grounds, as well as via a shared access track to the northwest.

The outbuildings include a timber shed currently used for housing hens and a stable block comprising two loose boxes. In addition, there is a steel-framed double garage accessed via a metal up-and-over door and benefiting from light and power.

Further outbuildings comprise two steel-framed barns providing versatile space suitable for a range of agricultural, equestrian, storage, or workshop purposes.

General Remarks and Information

Tenure	Local Authority	Council Tax	EPC
Freehold	Scottish Borders Council	Band G	D

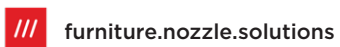
Services

Mains electricity, oil central heating, drainage and water are connected.
Internet available | mobile signal: Yes

Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

Directions



Post Code: TD12 4NF

Solicitors

Hastings Legal
15 The Square
Kelso, TD5 7HH



Fixtures and Fittings

No items are included unless specifically mentioned in these particulars.

Viewings

Strictly by appointment with the Selling Agents.

Health & Safety

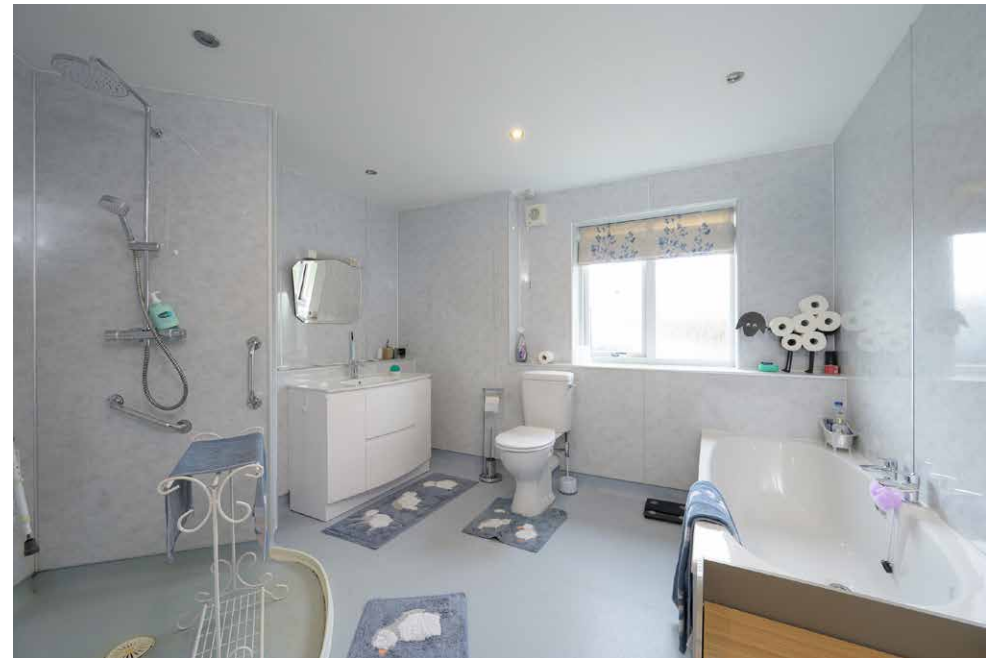
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present, working machinery or equipment on the property, as well as any uneven ground or private access route.

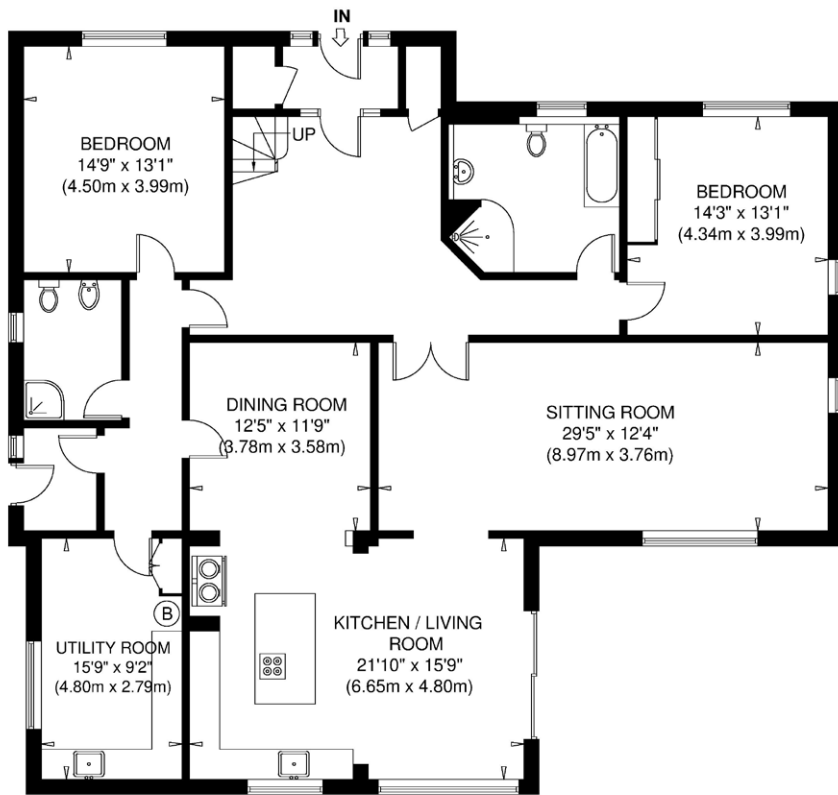
Anti Money Laundering (AML) Regulations

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.

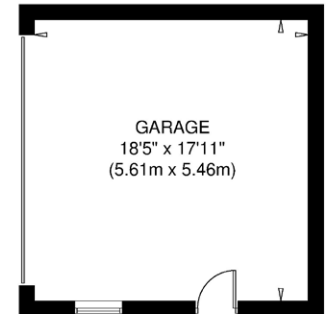
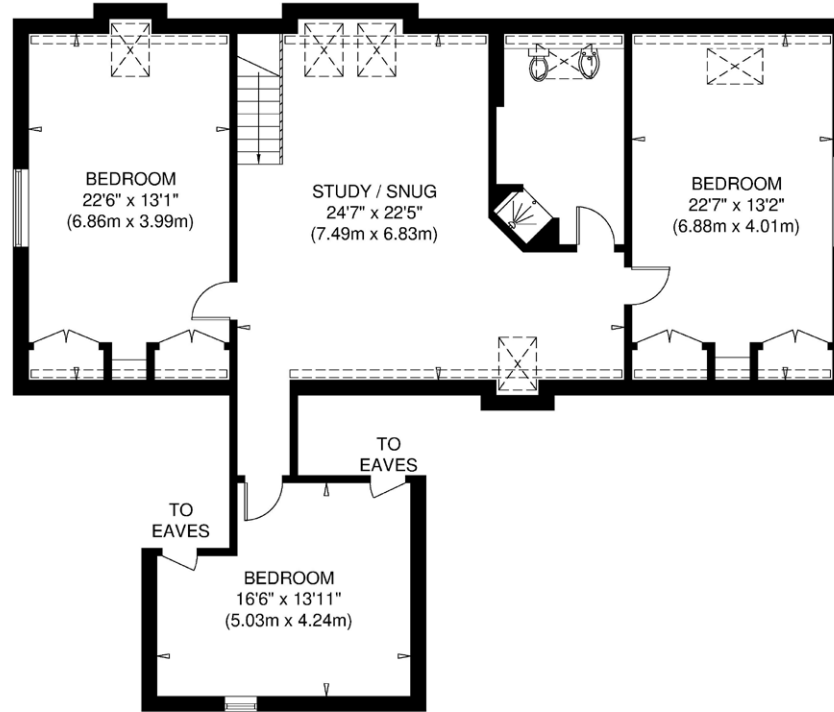
Important Notes:

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 June 2026





= Reduced headroom below 1.5m / 5'0



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 191.1 SQ M / 2057 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 132.8 SQ M / 1429 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 30.5 SQ M / 328 SQ FT
(Not Shown In Actual Location / Orientation)

CULMAILIE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 323.9 SQ M / 3486 SQ FT







Galbraith