

MILLSIDE COTTAGES

BY BROUGHTON, SCOTTISH BORDERS



Galbraith

MILLSIDE COTTAGES, BY BROUGHTON, SCOTTISH BORDERS, ML12 6HH

An attractive residential portfolio with development potential.

Broughton 1.8 miles Biggar 8 miles Edinburgh 29 miles

- Three traditional C-Listed terraced cottages with development potential. No internal access available for Cottages 2 & 3
- Situated in a rural setting with excellent access links to public roads
- Within commuting distance of Edinburgh and Glasgow
- Close to sought after village of Broughton

About 0.59 Ha (1.45 Acres) in total

For Sale as a Whole

Galbraith

Suite C
Stirling Agricultural Centre
Stirling FK9 4RN
01786 434600
stirling@galbraithgroup.com

 OnTheMarket.com



GENERAL

Millside Cottages present an attractive development opportunity and are situated to the south of the quaint village of Broughton, in a scenic position on the border between South Lanarkshire and the Scottish Borders. The properties sit in an accessible rural location about 8 miles from Biggar with good links via the A702 which links Edinburgh to the M74.

The village of Broughton offers a tearoom, bistro, pub, garage, art gallery, church, bowling green, tennis courts and village hall, and is a 5 minute drive away. The former market towns of Peebles and Biggar have numerous cafes, restaurants, bars, a wide variety of speciality shops, supermarkets, sports facilities and recreational parks. There is primary schooling available in the village of Broughton which is also in the catchment area for Peebles High School, with a large number of private schools to choose from in Edinburgh.

The local area has a range of all year round outdoor sporting and recreational activities. A short distance from the property is the River Tweed for which fishing permits are available. These activities also include excellent golf courses found at Biggar, Carnwath and Lanark, and hill walking and trout fishing on the Clyde.

Edinburgh and Glasgow are within commuting distance and are easily accessible by road from the A702 and M74 respectively, with rail services to Glasgow from Lanark and to Edinburgh from Carstairs. Both City Centres, with their exceptional range of shops, businesses, cultural and leisure amenities, can be reached in about an hour. Glasgow and Edinburgh International Airports are about 35 and 50 miles distant respectively and offer regular domestic and international flights.

DESCRIPTION

Millside comprises of three traditional terraced cottages and is situated to the east of Rachan Mill Steading and provides potential for development. The cottages at Millside are all of traditional stone construction under slate roofs and are situated in a terraced row adjacent to the A701.

Cottage No.1

Millside Cottage No 1 is a semi detached cottage situated to the south of cottages and provides accommodation over two levels. Further details of room dimensions and layout are detailed in the floor plans within this brochure. There is an attractive garden area to the rear of the cottage.

Cottage No.2 - No Internal Access Available

Mid terraced cottage providing accommodation over two levels comprising:

Ground Floor: Scullery/Back Kitchen, Kitchen, Sitting Room, Pantry/Store and Bathroom.

First Floor: Two coombed Bedrooms.

Cottage No.3 - No Internal Access Available

Cottage 3 is a semi detached cottage and provides accommodation over two levels comprising:

Ground Floor: Living Room, Dining Room and Kitchen

First Floor: Two coombed Bedrooms.

Basement: Accessed from the garden area there is a former workshop and mill shed.

Please note all of the cottages have been uninhabited for a number of years and are now in a dilapidated state. The properties require complete refurbishment but present an attractive development opportunity. There is currently no internal access available to cottages 2 & 3, only external inspection is possible.

Land

The land extends to approximately 0.59 Ha (1.45 Acres) including roads, yards and buildings. The land encloses the cottages on the western side and provides an area of shelter and amenity. There is a mix of pasture, shrubs and mature trees throughout the land.

COUNCIL TAX

Millside Cottage 1 falls into Band B.

Millside Cottages 2 and 3 have not been assessed for council tax purposes.

SERVICES

	Water	Electricity	Drainage	Heating
Cottage 1	Mains	Mains	Private	Oil Fired Central Heating
Cottage 2	Mains	Mains	Private	N/A
Cottage 3	Mains	Mains	Private	N/A

DIRECTIONS

From Edinburgh/Straiton Junction of the A702: travel south on the A701 for 23 miles to the village Broughton. Continue south beyond the village on the A701 for a further 1.8 miles. Millside Cottages are situated on the right adjacent to the public road just prior to reaching Rachan Mill Steading.

POSTCODE

ML12 6HH

ENTRY

Entry to Millside Cottages will be by mutual agreement.

SGRPID

Cotgreen Road

Tweedbank

Galashiels

TD1 3SG

T: 01896 892400

F: 01896 892424

E: SGRPID.Galashiels@scotland.gsi.gov.uk

LOCAL AUTHORITY

Scottish Borders Council

Council Headquarters

Newtown St. Boswells

Melrose

TD6 0SA

T: 0300 100 1800

E: enquiries@scotborders.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Rating for Millside Cottage No 1 is F26. Cottages 2 & 3 have not been assessed due to current dilapidated condition.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

HEALTH & SAFETY

The property is in a dilapidated state and therefore appropriate caution should be exercised at all times during inspection. There is no internal access available to Cottages 2 and 3.

THIRD PARTY RIGHTS

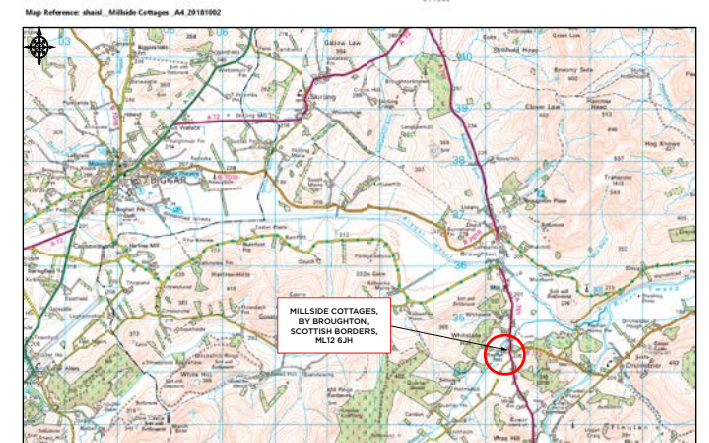
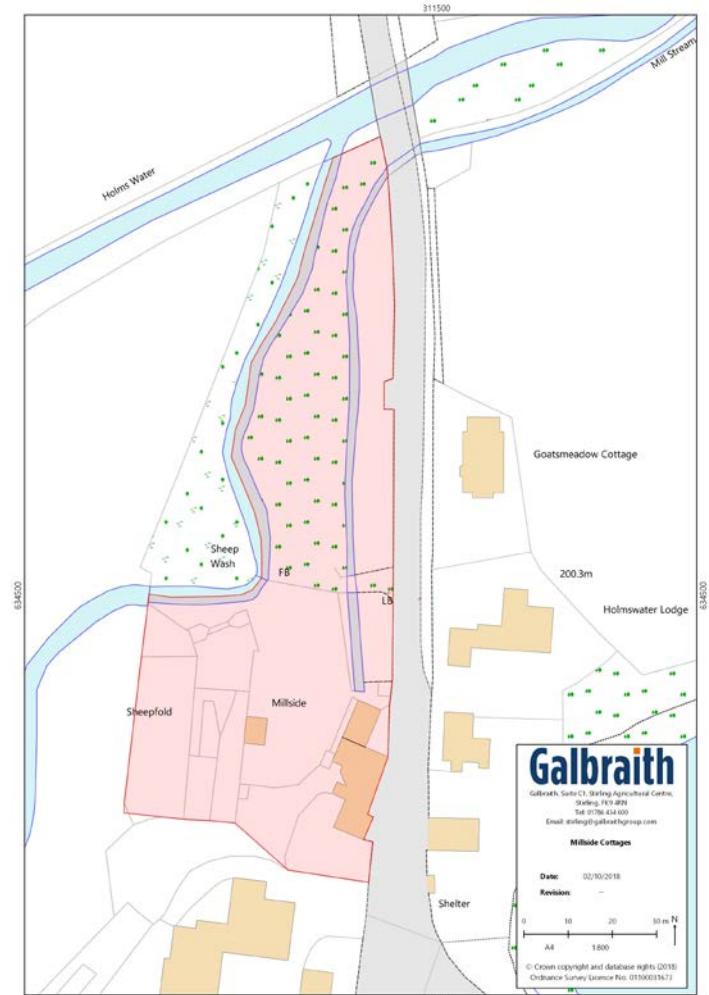
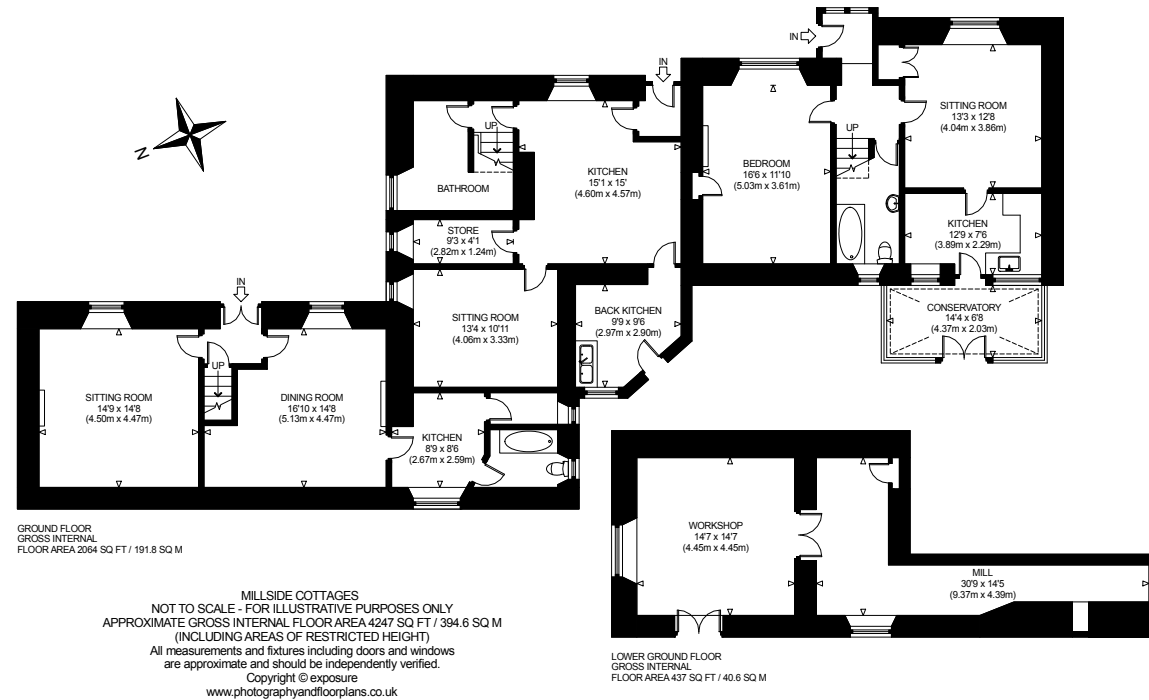
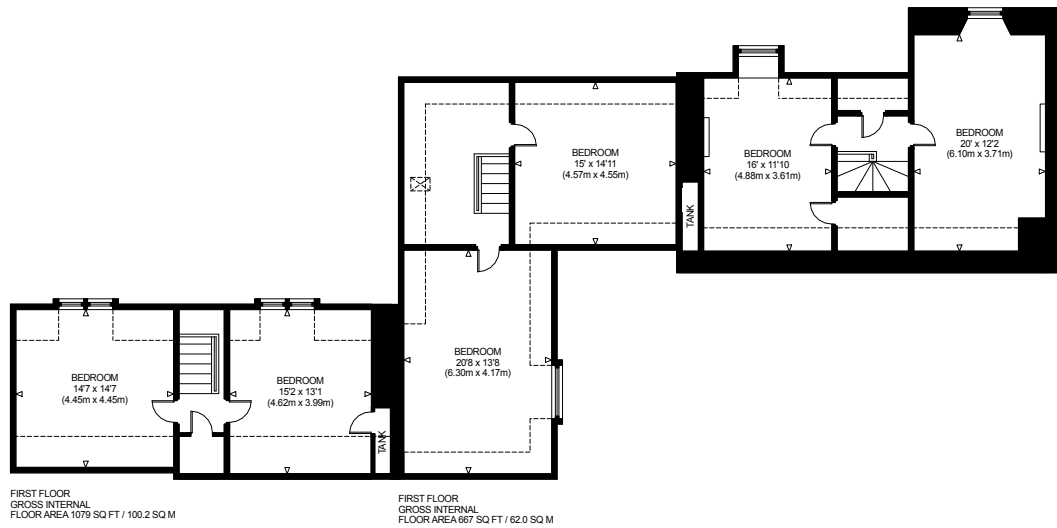
The subjects are sold together with and subject to all existing real burdens, rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

TIMBER

All fallen and standing timber is included in the sale insofar as it is owned.

MORTGAGE FINANCE

Galbraith has an alliance with Fox Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information contact Matthew Griffiths, Matthew Griffiths of FOX Private Finance. T: 0131 510 9250 / M: 07944 398 335 / www.foxprivatefinance.com



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. Offers Formal offers in the acceptable Scottish Legal Form confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if an offer is subject to the sale of a property, together with proof of funding, should be submitted to: Galbraith, Suite C, Stirling Agricultural Centre, Stirling FK9 4RN. T: 01786 434600, F: 01786 450014, E: stirling@galbraithgroup.com. 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. Particulars prepared September 2018. 8. Photographs taken September 2016.