



**ORMISTON COTTAGE**  
HAWICK, SCOTTISH BORDERS



# ORMISTON COTTAGE, HAWICK, SCOTTISH BORDERS

Fantastic opportunity in rural location.

Hawick 1.5 miles ■ Jedburgh 11.2 miles ■ Selkirk 12.4 miles

- In need of modernisation.
- 2 Reception rooms, 2 bedrooms.
- Peaceful and rural location.
- Private driveway.
- Generous garden grounds.
- Rolling countryside views.

**Galbraith**

Kelso  
01573 224244  
kelso@galbraithgroup.com





**SITUATION**

Ormiston Cottage is located approximately 1.7 miles from Hawick. Hawick is centrally positioned for all the Scottish Borders market towns, as well as being only 45 miles from Edinburgh. The town is well situated with good transport links: the terminus of the Scottish Borders Railway is 20 miles north, while both mainline train services and Newcastle Airport are 52 miles to the southeast. Hawick has an excellent variety of shopping, leisure, recreational and sports facilities. The area is renowned for its beautiful scenery, offers numerous activities for those with an interest in sporting or leisure pursuits and is steeped in a sense of history and tradition.

**DESCRIPTION**

Ormiston Cottage offers a fantastic opportunity to purchase a 2/3-bedroom house in the outskirts of Hawick. The traditional detached cottage is in need of modernisation and comprises of a Sitting room, Kitchen, Dining Room, Bathroom, 2 Double bedrooms and a large private garden which provides views of rolling countryside. The property would make an ideal country retreat or for those looking for their next project.

**ACCOMMODATION**

Ground Floor: Entrance hallway, Sitting room, Bathroom, Dining room, Kitchen and Rear porch.

First Floor: 2 Double bedrooms.

**GARDEN (AND GROUNDS)**

Private 360-degree garden, comprising of large lawn areas and mature shrubs.

**SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)**

| Water | Electricity | Drainage | Tenure   | Heating | Council Tax | EPC | Broadband | Mobile    |
|-------|-------------|----------|----------|---------|-------------|-----|-----------|-----------|
| Mains | Mains       | Private  | Freehold | Oil     | Band B      | F   | Available | 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>

**POST CODE**

TD9 9SR

**WHAT3WORDS**

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

///poodle.dynamic.nicer

**SOLICITORS**

Turcan Connell, Edinburgh

**LOCAL AUTHORITY**

Scottish Borders Council

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

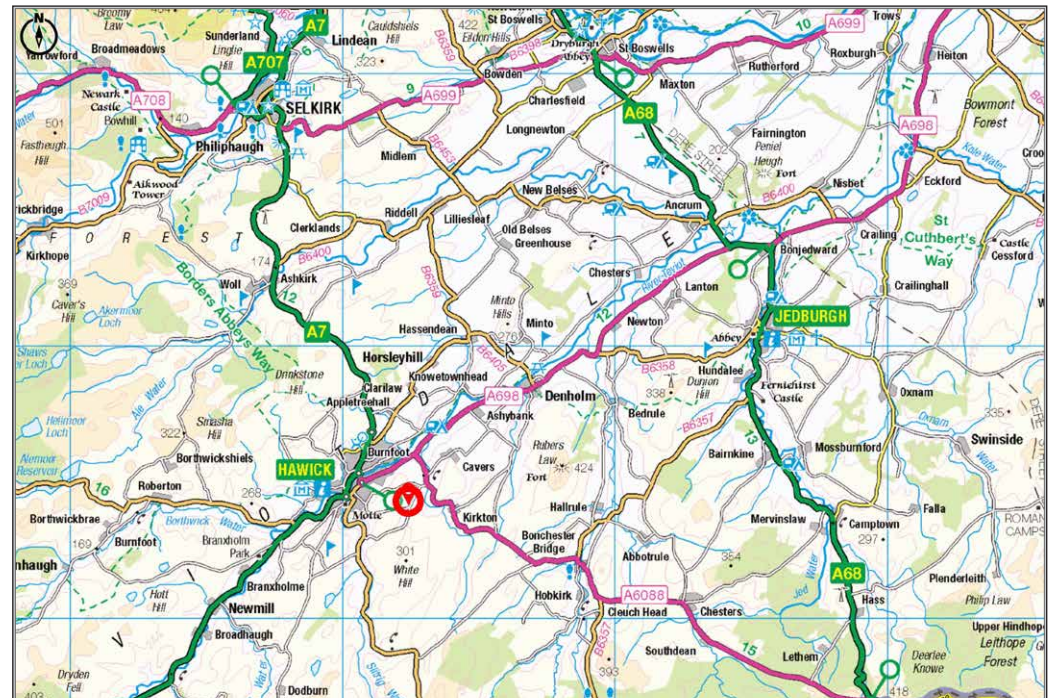
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to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

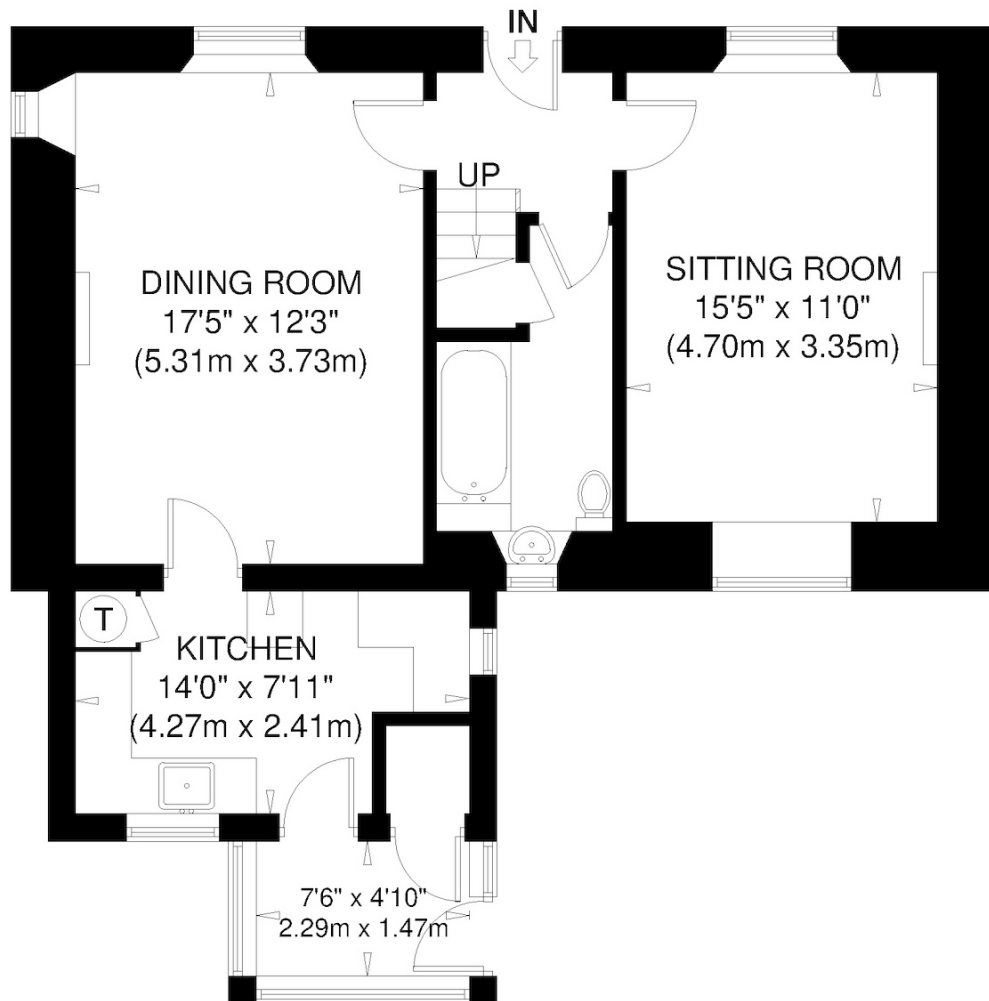
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 in May 2025.



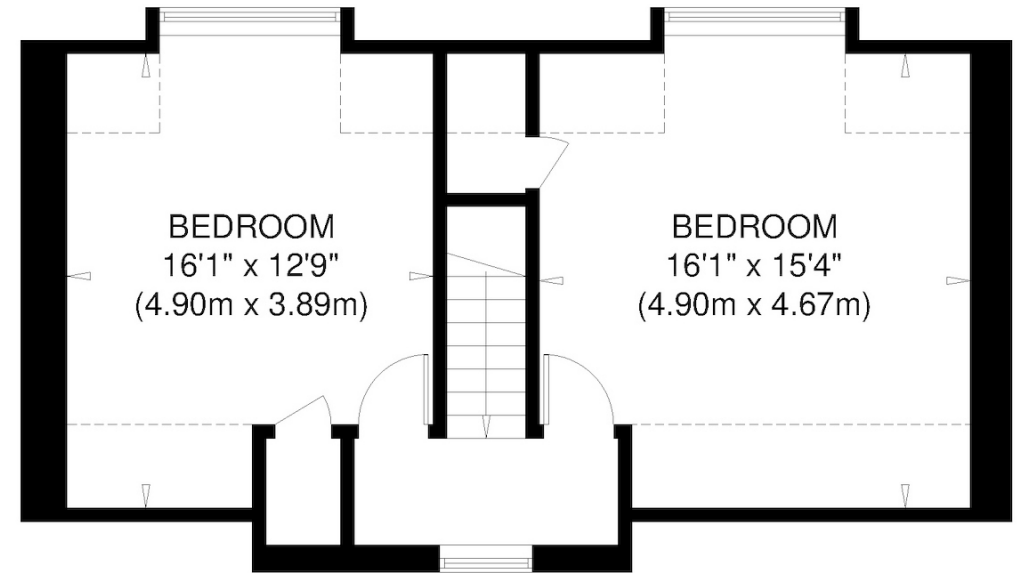




= Reduced headroom below 1.5m / 5'0

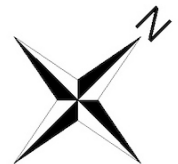


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 62.7 SQ M / 674 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 50.1 SQ M / 539 SQ FT

ORMISTON COTTAGE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 112.8 SQ M / 1213 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
Copyright © exposure  
[www.photographyandfloorplans.co.uk](http://www.photographyandfloorplans.co.uk)





**Galbraith**



RESPONSIBLY PRINTED  
PLEASE RECYCLE