

An aerial photograph of a lush green valley in the Scottish Borders. A winding dirt road snakes through the rolling hills. In the foreground, a small complex of buildings, including a white cottage with a dark roof and a larger grey-roofed structure, is situated near a line of trees. The sky is clear and blue.

**Galbraith**

**FOULEGE COTTAGE**  
SKELFHILL, SCOTTISH BORDERS



# FOULEGE COTTAGE, SKELFHILL HAWICK, SCOTTISH BORDERS

## Incredible rural location.

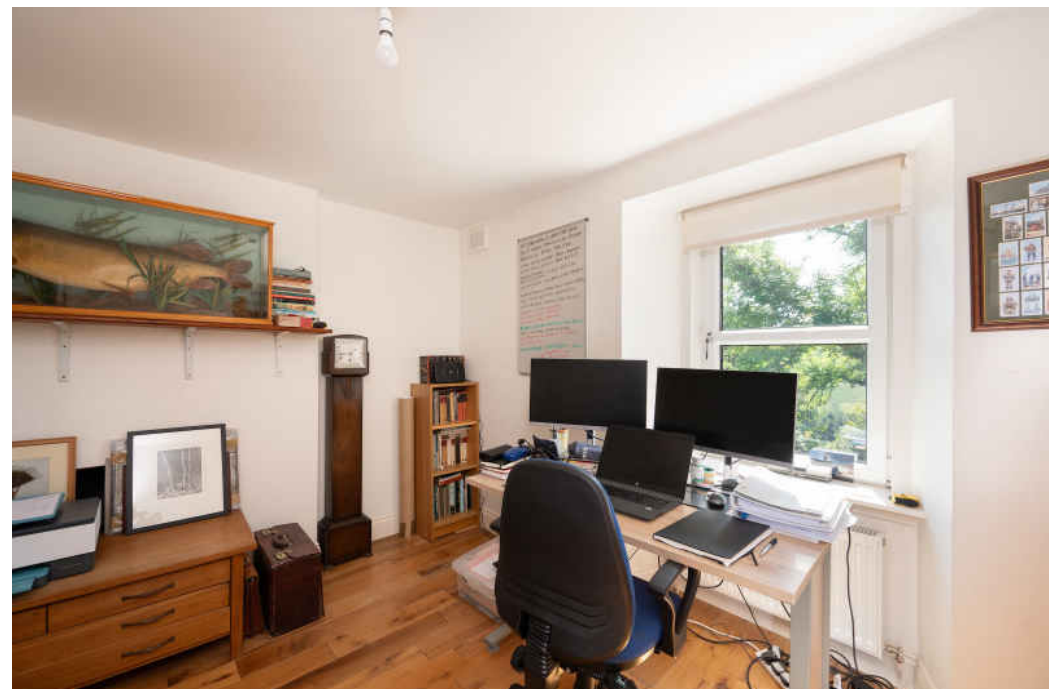
A7 4 miles ■ Hawick 10 miles ■ Carlisle 40 miles ■ Edinburgh 58 miles

- Sitting room, dining/kitchen, 4 bedrooms (1 en suite).
- Traditional cottage extended in 2008.
- Very well presented throughout.
- Attractive garden with decking area with panoramic views.
- Large detached garage/workshop with electricity (12m x 4.5m).
- Attached office/study with external access.
- Oil fired central heating and double glazing.

## Galbraith

Scottish Borders  
01573 224 244  
kelso@galbraithgroup.com

A member of  
**OnTheMarket**





## SITUATION

Fouledge Cottage enjoys an incredible scenic rural location a short distance to the southwest of Skelfhill Farm - about 8 miles southwest of Hawick. The cottage has a south easterly aspect to the front. With only one entry/exit way to/from Fouledge Cottage this makes the property very secure with no passing traffic.

Despite its peaceful privacy the cottage is within easy reach of the A7, one of the main roads linking Edinburgh with the north of England.

The cottage enjoys some tremendous outlooks to Skelfhill and Holywell Rig and the surrounding countryside offers an excellent range of walks, hill biking and jogging trails as well as other country pursuits. The area is also rich in wildlife and an excellent location for the keen bird watcher.

The total lack of light pollution makes the location excellent for observing the Milky Way, stars and planets.

Hawick is an important Borders town lying on the River Teviot and provides a useful shopping centre along with primary and secondary schools and a wide variety of recreational and sporting facilities. Hawick has good road links with the other principal towns in the Borders and the A7 links Edinburgh with Carlisle.

## DESCRIPTION

Fouledge Cottage is a superb traditional cottage which was extended during 2008 and provides well-presented, well proportioned accommodation. The property benefits from an almost due south facing orientation, this means that the property enjoys sunshine all day.

The property benefits from double glazed windows, oil fired central heating with a log burning stove in the sitting room.

The recently refurbished bright kitchen with granite work surface and island is an attractive feature of the property and gives direct access through the double bi-folding doors to the new external decking area with its extensive views over the surrounding countryside.

## ACCOMMODATION

Ground Floor:

Spacious entrance porch, hallway, sitting room, dining kitchen with SMEG dishwasher, utility room, bedroom 4, family bathroom (with WC, basin and bath with shower above).



Attached conservatory/office accessed externally currently being used as a second study area but could be re-utilised for many purposes. Electricity, lights and safe.

First Floor:

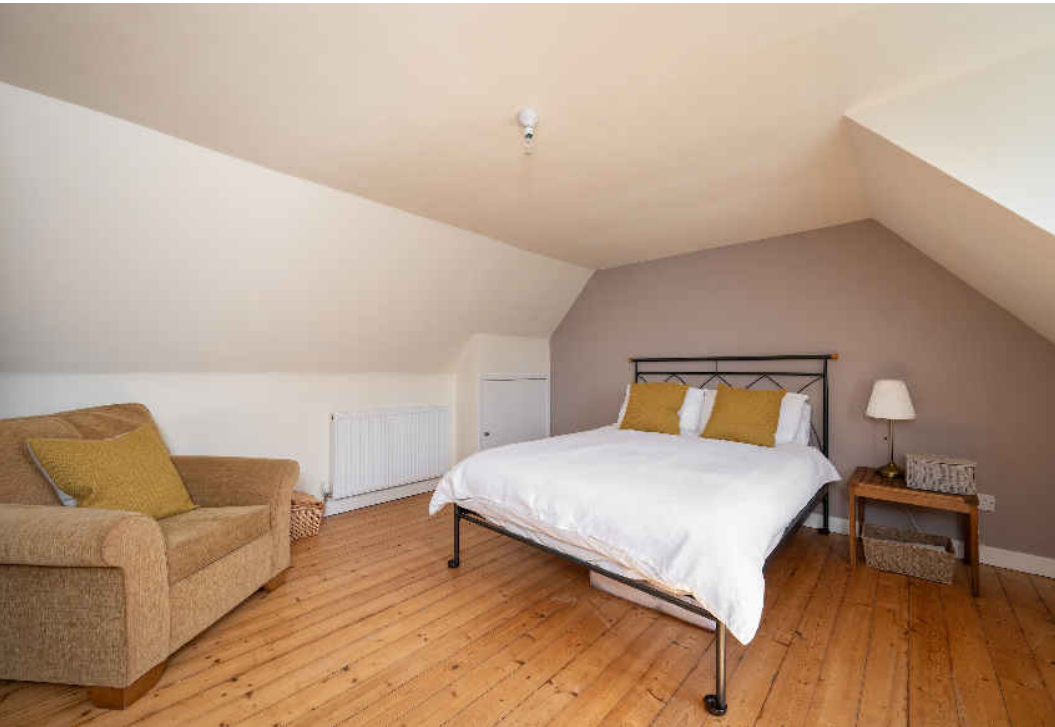
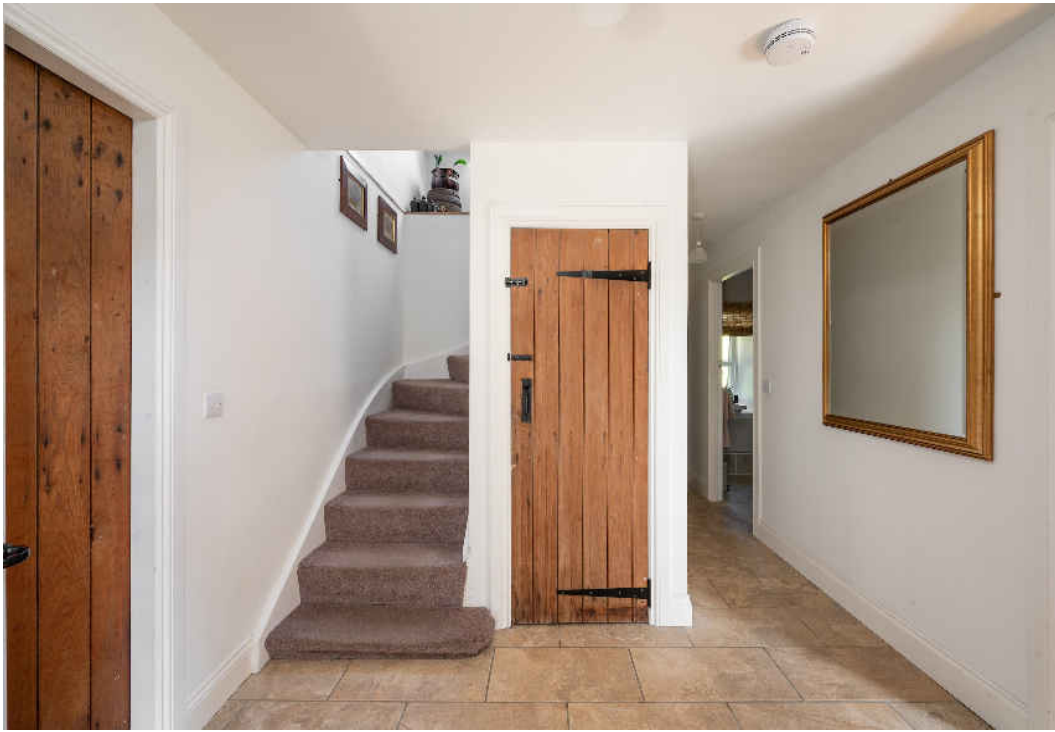
Two separate staircases to 3 double bedrooms and a shower room (with shower, basin and WC).

## GARDEN AND GROUNDS

Fouledge Cottage is set within spacious garden grounds with extensive open views over the surrounding countryside. Laid mainly to grass with a super decking area accessed from the dining kitchen offering enviable views to the south, west and east as well as providing a superb location for alfresco dining or just a sunset drink. The location and decking area provides an incredible location for star gazing.

Rhino Premium 10' x 10' greenhouse, designed for this location and bolted on to a solid concrete base.

There is ample car parking/turning area and a large detached garage/workshop (12m x 4.5m) with electricity. External cold water tap. Five external flood and sensor lights.



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

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Private	Mains	Private	Oil	Band E	C

### POST CODE

TD9 0PJ

### VIEWINGS

Strictly by appointment with the selling agents.

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### SOLICITORS

Andrew Haddon & Crowe, WC, 3 Oliver Place, Hawick, TD9 9BG

### 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.

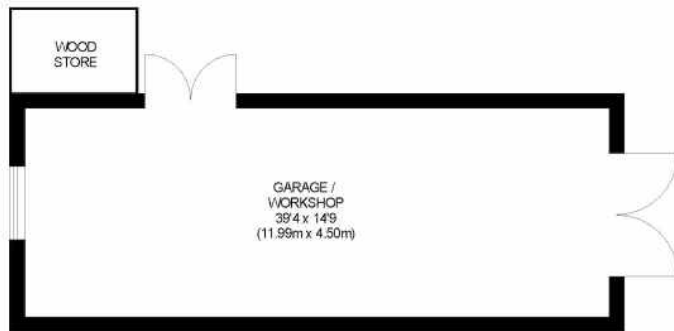


**NB:** An adjacent property forms part of a planning application proposal for Teviot Wind Farm Land East Of Prieststhaugh - Planning Reference : 22/00871/S36. Further details are available Scottish Border Council planning portal <https://eplanning.scotborders.gov.uk/online-applications> - quoting the aforementioned reference.

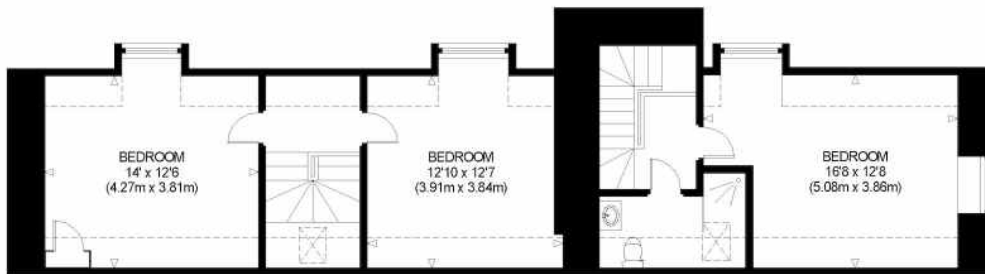
### IMPORTANT NOTES

**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 June 2023.

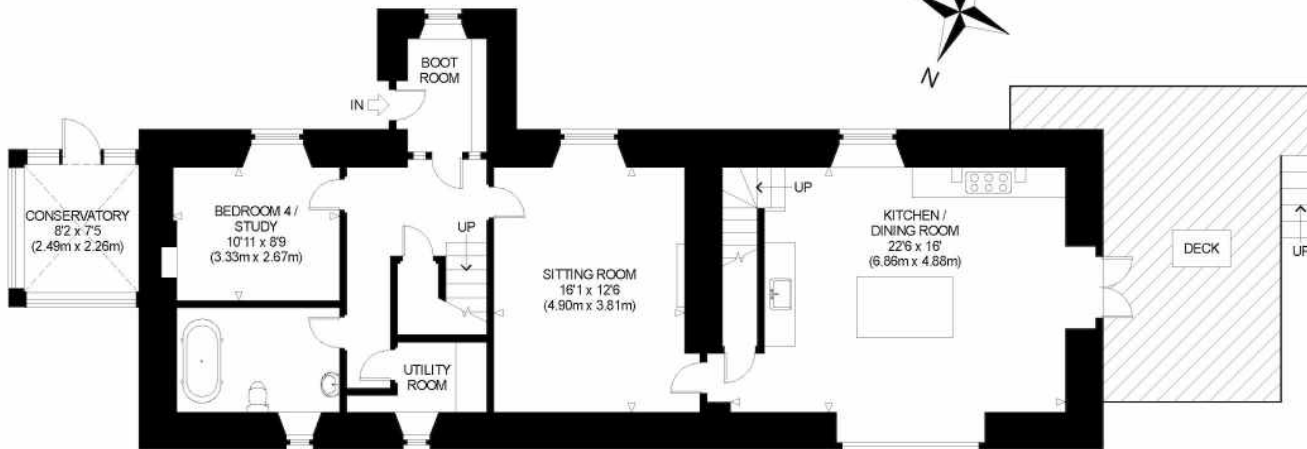




GROUND FLOOR



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 782 SQ FT / 72.7 SQM

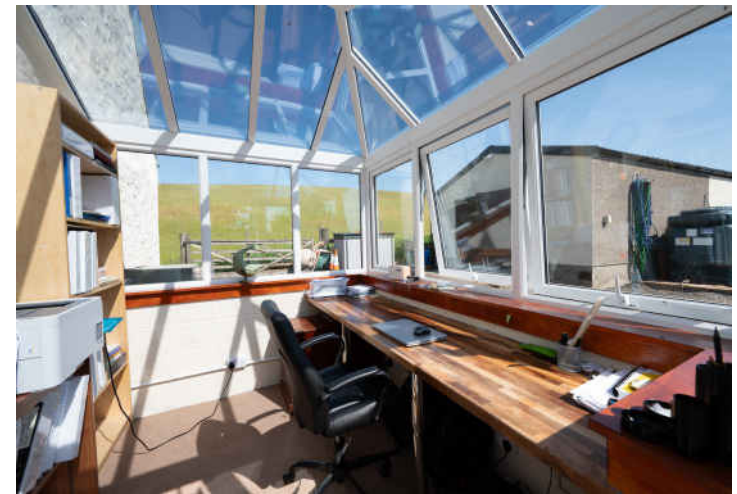


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1091 SQ FT / 101.4 SQ M

FOULEDGE COTTAGE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1873 SQ FT / 174.1 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT & CONSERVATORY)

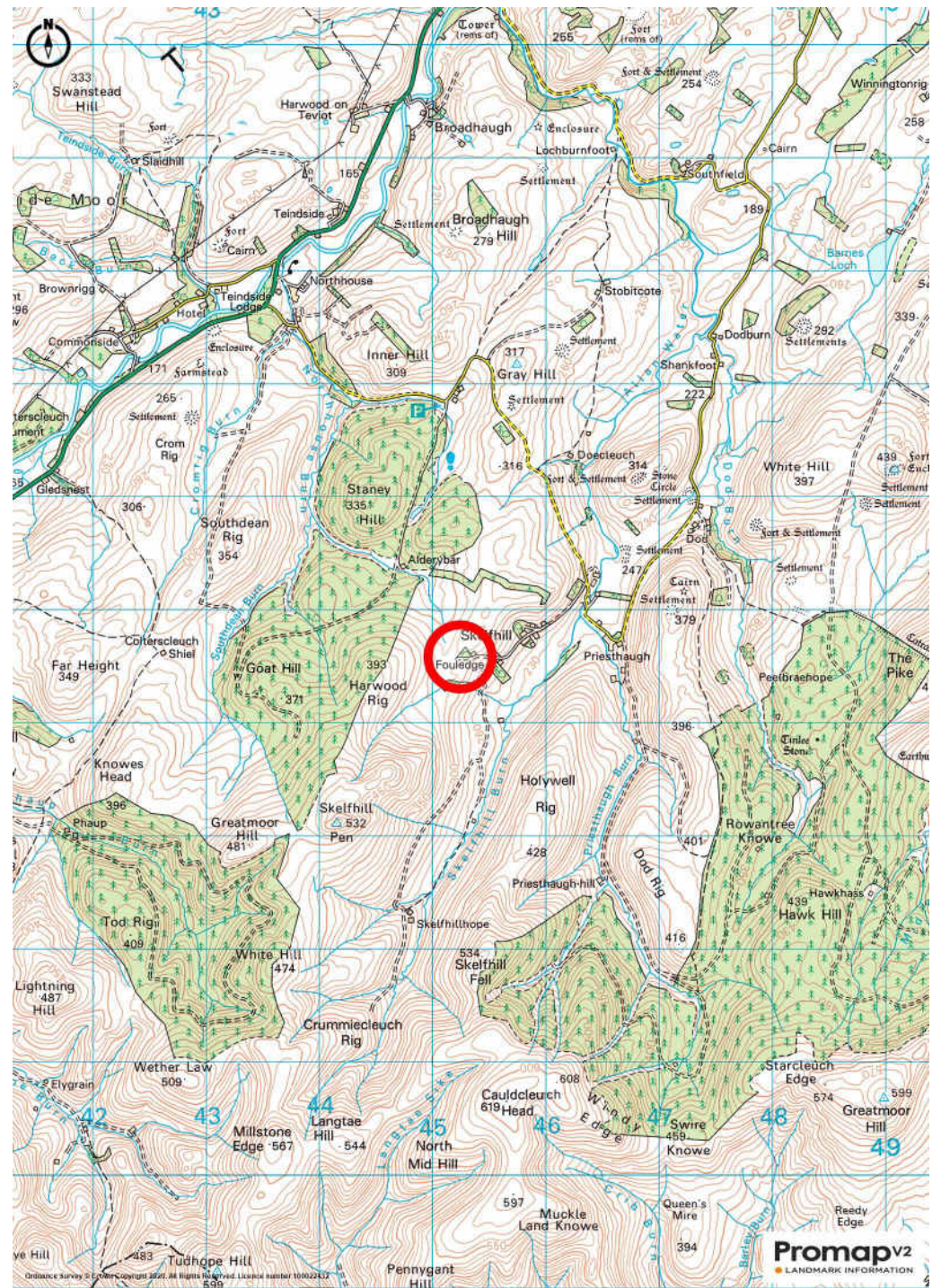
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Copyright © exposure  
www.photographyandfloorplans.co.uk











Galbraith