



## 4 Maidenhall Farm Cottages

St. Boswells, Melrose, Scottish Borders, TD6 0EF

**Galbraith**

# Charming traditional cottage in a beautiful rural location.



St. Boswells 2.5 miles   Melrose 7.5 miles   Borders Rail Link 9 miles



 3    1    1

Recently refurbished to a high standard.  
Peaceful rural location with enviable views.  
Private rear garden.  
Within easy access to A68 and Borders Train Station.

**Offers Over £195,000**



# Situation and Description

4 Maidenhall Farm Cottages enjoys an extremely beautiful rural location with scenic views, approximately 2.5miles east of St. Boswells/A68.

Maidenhall Cottage lies in the Tweed Valley between St. Boswells and Kelso and the surrounding countryside is noted for its natural beauty.

St Boswells is increasingly one of the most desirable villages in the Borders with an excellent range independent shops and specialists, including the Main Street Trading Company, an award-winning bookshop, café and deli, the village also boasts an excellent butchers, a hotel with bar and restaurant, and a popular Italian bistro.

St. Boswells has excellent schooling and Earlston high school nearby, whilst private schooling is available at St Mary's in Melrose and Longridge Towers near Berwick-upon-Tweed and in Edinburgh beyond.

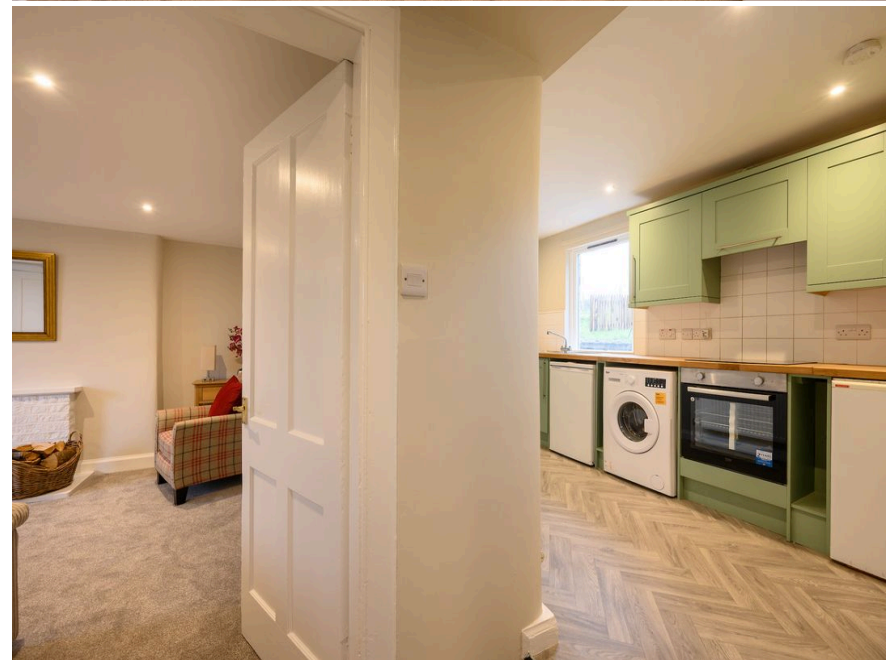
## Description

4 Maidenhall Farm Cottages is a charming, traditional cottage located in a peaceful rural spot, yet close to the popular village of St. Boswells.

Built circa 1900 and spanning 83sqm the cottage has been recently refurbished to a high standard throughout, boasting a modern kitchen and new appliances which are included in the sale.

The modern kitchen offers a range of wall and base units and door to private rear garden. The open fire in the bright and spacious lounge is a focal point of the room, offering a layer of warmth and comfort.

The timber staircase leads to the first floor with two double bedrooms completing the internal accommodation.



# Accommodation and Garden

Ground Floor:

Entrance hallway, bedroom/dining room, lounge, kitchen, bathroom, storage cupboards.

First Floor:

Two bedrooms.

Garden:

Parking to the front of the cottage with an open communal area, predominantly laid to lawn. To the rear of the property there is a private garden with open countryside views. A useful outhouse and log store is included in the sale.

## Further Information

Access/Third Party Rights of Access etc:

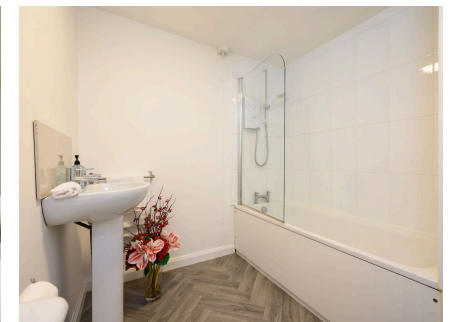
Shared access road to cottages 4-6. Parking to the front of the cottage with an open communal area, predominantly laid to lawn.

Solicitors:

Connell & Connell, Solicitors, 10 Dublin Street, Edinburgh, EH1 3PR.

Fixtures and Fittings:

No items are included unless specifically mentioned in these particulars.







#### **IMPORTANT NOTES:**

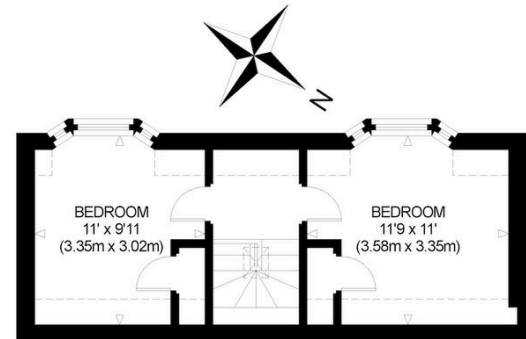
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 04/03/2025.

#### **ANTI MONEY LAUNDERING (AML) REGULATIONS:**

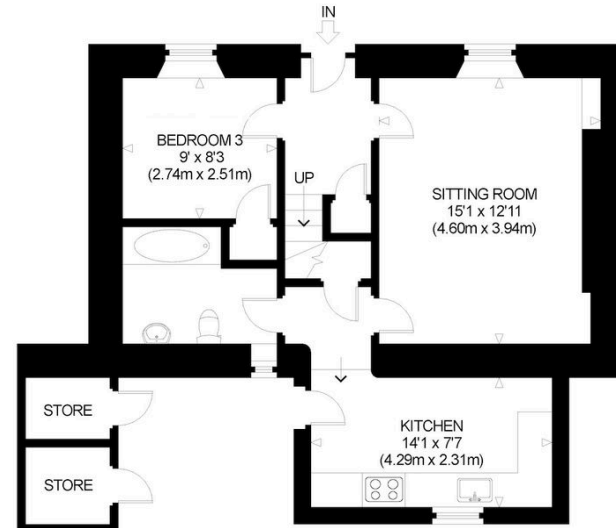
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

# Plans

Total Area: 854 sq.ft



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 292 SQ FT / 27.1 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 562 SQ FT / 52.2 SQ M

## MAIDENHALL COTTAGES

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 854 SQ FT / 79.3 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL STORES AREA 42 SQ FT / 3.9 SQ M  
TOTAL COMBINED FLOOR AREA 896 SQ FT / 83.2 SQ M

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)

# Viewings

Strictly by appointment with Galbraith Kelso Tel: 01573224244 Email: kelso@galbraithgroup.com



## Listing

.

## Tenure

Freehold

## Local Authority

Scottish Borders Council

## Council Tax

Band B

## EPC

F



## Services

### Water

Mains Supply

### Electricity

Mains Supply

### Drainage

Private Supply

### Central Heating

Oil

### Internet

Available



## Additional Information





21, Woodmarket, Kelso, Scottish Borders, TD5 7AT  
T: 01573224244 | E: kelso@galbraithgroup.com

[galbraith.com](http://galbraith.com)

**Galbraith**