



5 MAIDENHAL FARM COTTAGES

ST BOSWELLS, MELROSE, SCOTTISH BORDERS

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Traditional cottage situated in a picturesque rural location.

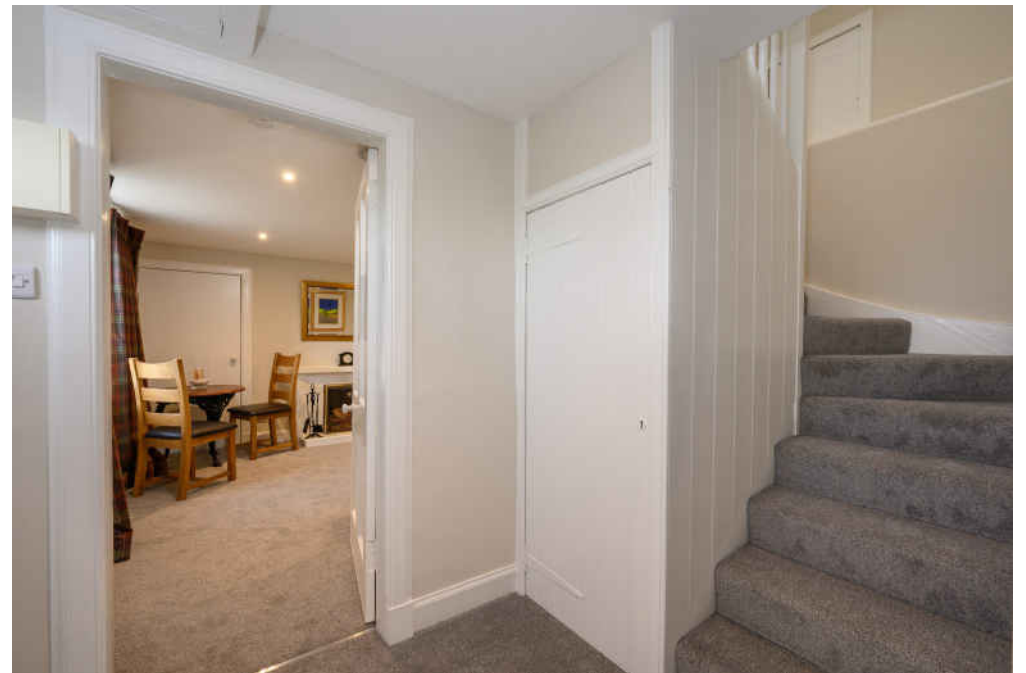
St Boswells 2.5 miles ■ Melrose 7.5 miles
Borders Rail Link 9 miles ■ Edinburgh 41 miles

- 1 reception room, modern kitchen, 3 bedrooms.
- Recently refurbished throughout.
- Excellent location with enviable countryside views.
- Private enclosed garden & parking.
- Within easy access to A68 and Borders Rail Link at Tweedbank.

Galbraith

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OnTheMarket



SITUATION

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

5 Maidenhall Farm Cottages is a pretty, traditional cottage located in a peaceful rural location close to St Boswells and Melrose. Recently refurbished to a high standard throughout, the cottage offers turn-key accommodation with beautiful open views.

Built circa 1900 and modernised, altered and extended at later dates, the cottage offers spacious accommodation spanning 84sqm. The lounge is of good size with window overlooking front garden, a particular focal point of the lounge is the open fire, creating a warm atmosphere. The impressive, newly fitted kitchen has a range of wall and base units and all appliances are included in the sale. The rear door from the kitchen leads to a private garden area. Completing the ground floor level, family bathroom (with WC, wash hand basin, bath with shower over) and additional third bedroom/office.



ACCOMMODATION

Ground Floor:

Entrance hallway, lounge, bedroom, kitchen, bathroom.

First Floor:

Landing, two bedrooms.

GARDEN AND GROUNDS

To the front of the cottage there is parking and an area of lawn ready to be fenced for a child and pet friendly environment.. To the rear of the cottage there is a private garden, mainly laid to lawn with open countryside views. There is a useful outhouse offering additional external storage space.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freehold	Mains	Mains	Septic Tank	Oil	Band B	E	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>

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/teeth.calendars.blown

POST CODE

TD6 0EF

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

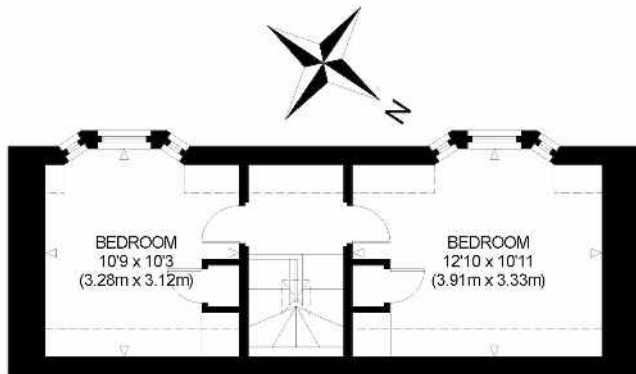
SOLICITORS

Connell and Connell, 10 Dublin Street, Edinburgh, EH1 3PR.

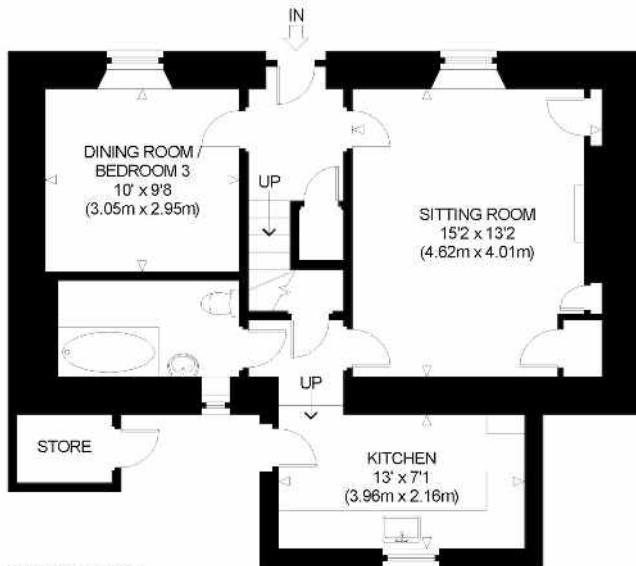
2017 ANTI MONEY LAUNDERING REGULATIONS

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.





FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 308 SQ FT / 28.6 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 567 SQ FT / 52.7 SQ M

MAIDENHALL COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 875 SQ FT / 81.3 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

EXTERNAL STORE AREA 18 SQ FT / 1.7 SQ M
TOTAL COMBINED FLOOR AREA 893 SQ FT / 83.0 SQ M

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

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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 February 2025.



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