



Teindside Cottage

Hawick, Scottish Borders, TD9 0JZ

Galbraith

An exciting opportunity to modernise a handsome rural cottage.



Hawick 5.5 miles Galashiels/Tweedbank Station 21 miles Carlisle/M6 (J44) 7 miles



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Great rural location with excellent access links.

Among the rolling Teviotdale countryside.

Traditional detached cottage.

Modernisation project.

Generous grounds.

Offers Over £200,000

Situation and Description

Teindside Cottage sits in a rural location about 5.5 miles south west of Hawick. The cottage sits on high ground above the River Teviot. The surrounding area of Teviotdale is noted for its rolling scenery and mostly comprises farms and scattered rural settlements.

Nearby Hawick provides a wide range of amenities including shops, banks, public houses, hotels, primary and secondary schools. Hawick is an important Borders centre and hosts a number of spectacular events throughout the year including the annual common riding.

Teindside Cottage can be described as a character property. It is a traditional, two storey detached cottage offering a great opportunity to create a lovely home.

The cottage was built in about 1870. The south facing property has fine views over the River Teviot and the countryside around.

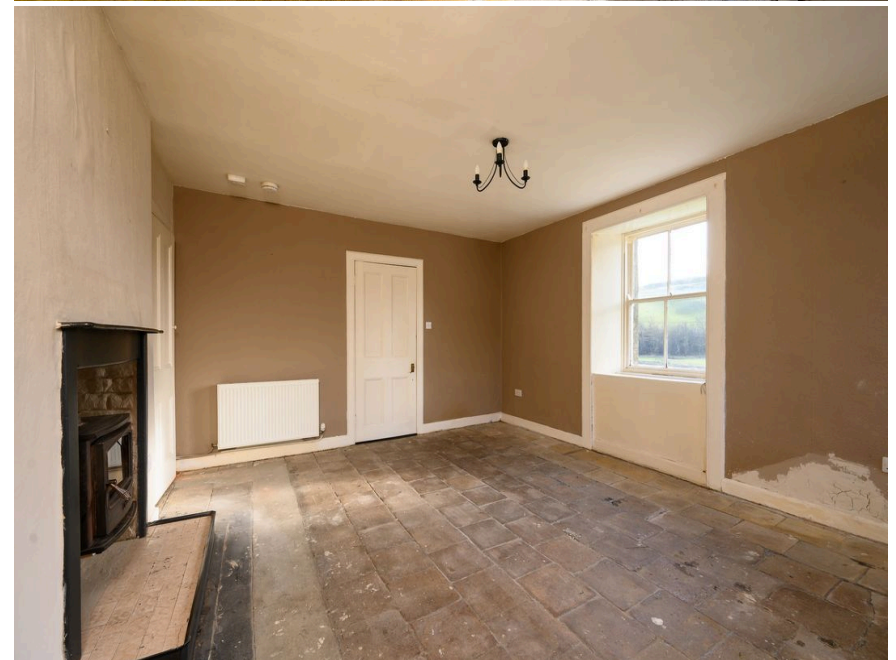
The front door leads to a pretty hallway. Both the hall and the sitting room have amazing and, possibly original, flag stone floors. The sitting room also has a raised wood-burning stove.

The kitchen is next to the sitting room and is dual aspect. It is a great space and ready for modernisation.

Also on the ground floor is the second reception room which could also be used as a third bedroom. The bathroom is on the ground floor and is fitted with a bath, wash hand basin and WC.

Upstairs Teindside Cottage currently has two double bedrooms and a large storage cupboard.

The cottage benefits from oil fired central heating



Further Information

The accommodation comprises:

Ground Floor:

Hall, sitting room, 2nd reception room/bedroom 3, kitchen and bathroom.

First Floor:

2 double bedrooms, storage cupboard.

There is a useful lean to storage shed off the south west side of the house. There is also an integrated smaller garden store on the north east side of the cottage.

Teindside Cottage sits in generous grounds extending to approximately one third of an acre. There is a south facing paved terrace at the front of the house. To the south west side of the house is a garden area, mostly laid to lawn.

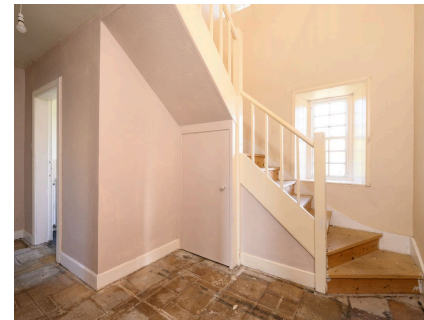
The remaining ground is mostly grass with areas of hard standing for off street parking.

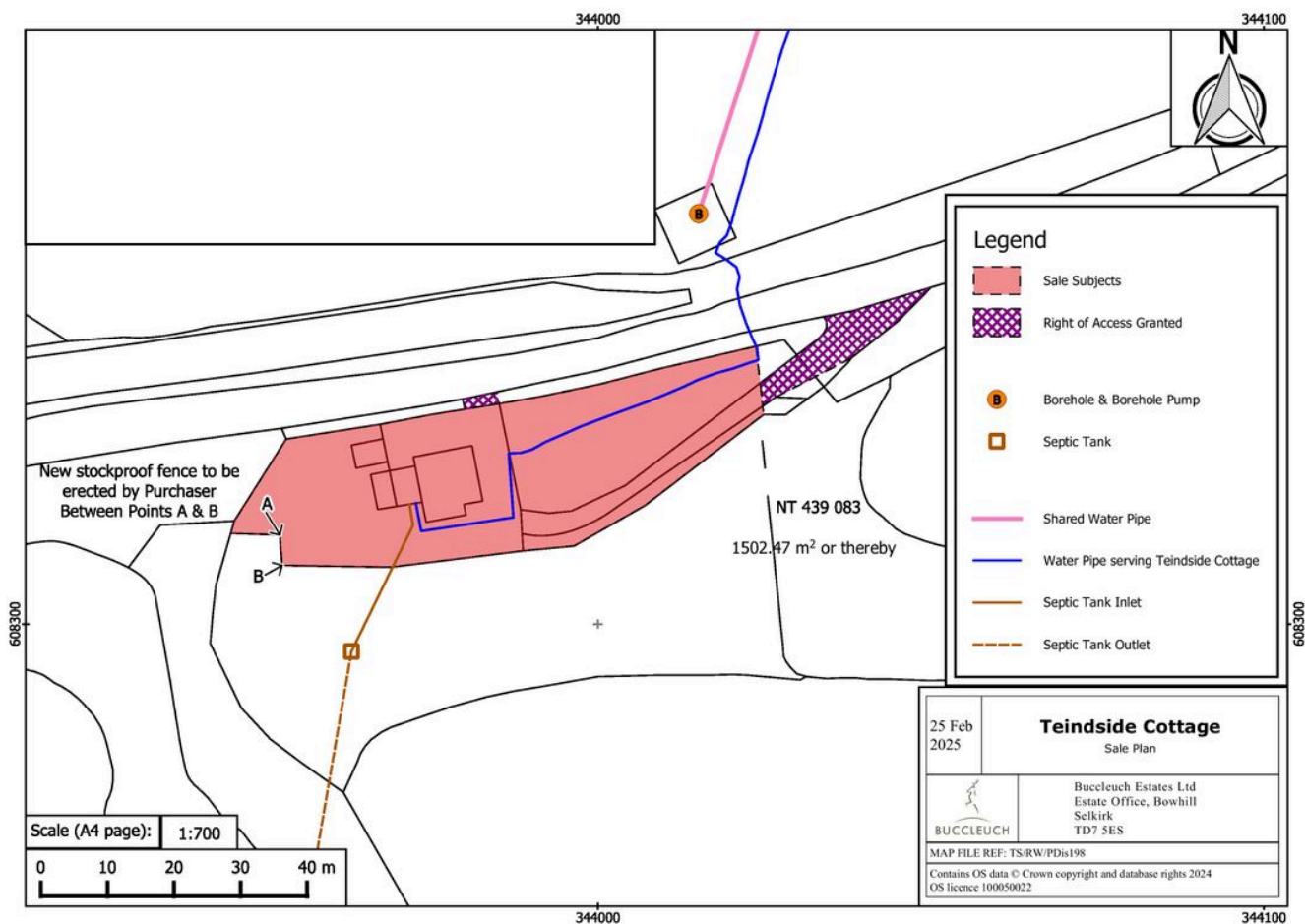
IMPORTANT NOTE:

SP Energy Networks is currently consulting on the preferred route of the SP Energy Networks Cross Border Project. Teindside Cottage falls within one of the proposed routes currently being investigated. For more information please go to https://www.spenergynetworks.co.uk/pages/cross_border_connection.aspx.

Directions

From Hawick travel south west on the A7 towards Carlisle. Teindside Cottage is about 5.5 miles from Hawick on the left side of the road.





IMPORTANT NOTES:

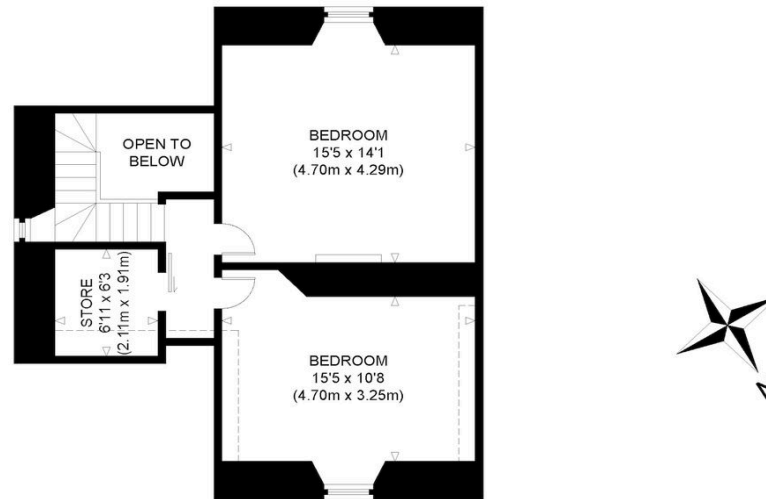
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are 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 05/02/2025.

ANTI MONEY LAUNDERING (AML) REGULATIONS:

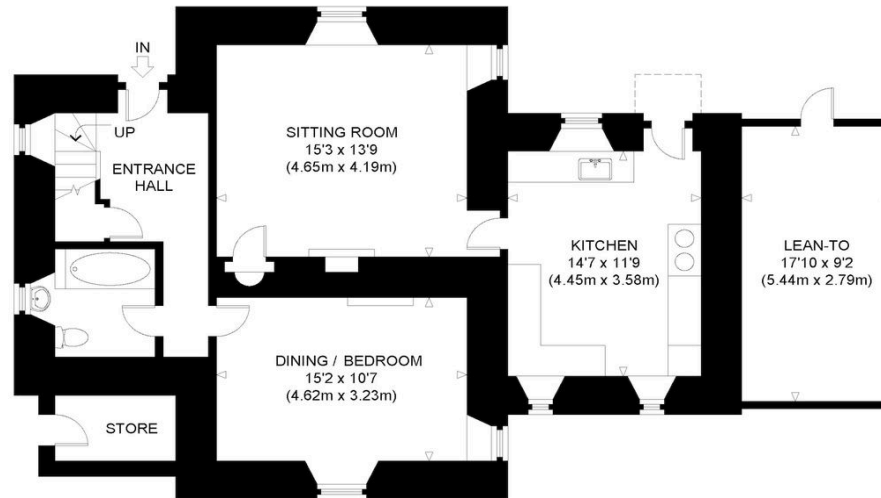
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council 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: 1653 sq.ft



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 583 SQ FT / 54.2 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1060 SQ FT / 98.6 SQ M

TEINDSIDE COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1643 SQ FT / 152.8 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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

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Viewings

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

Listing

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Tenure

Freehold

Local Authority

Scottish Borders Council

Council Tax

C

EPC

F

Services

Water

Private Supply

Electricity

Mains Supply

Drainage

Private Supply

Central Heating

Oil

Internet

Available

Additional Information

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.



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

galbraith.com

Galbraith