



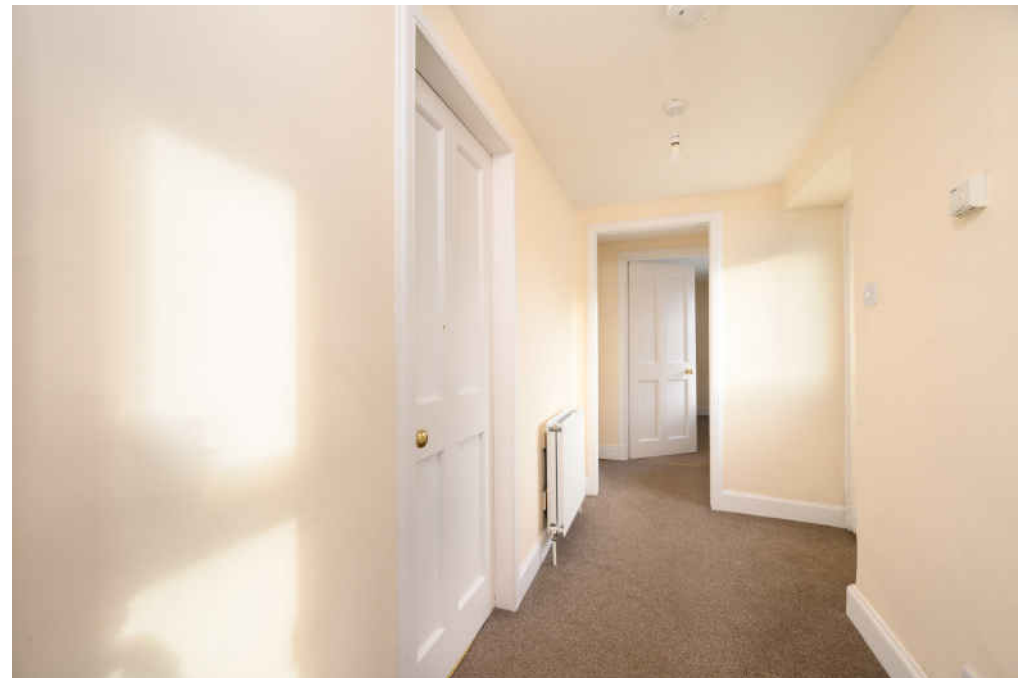
NEWMILL COTTAGE
NEWMILL ON TEVIOT SCOTTISH BORDERS

NEWMILL COTTAGE NEWMILL ON TEVIOT, HAWICK SCOTTISH BORDERS

A pretty semi-detached cottage in scenic Teviotdale.

Hawick 5 miles ■ Galashiels/Tweedbank Rail Station 21 miles
■ Carlisle 38 miles

- 1 reception room, 2 bedrooms.
- In an accessible hamlet just south of Hawick.
- Enjoys a south easterly aspect to the front.
- Traditional stone cottage
- Enclosed garden
- Parking area



Galbraith

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A member of
OnTheMarket

SITUATION

Newmill Cottage has a central location within the hamlet of Newmill on Teviot (known locally as Newmill) and lies on the north west side of the A7. Newmill is a scattered settlement with a population of approximately 90 people.

Newmill on Teviot is approximately 5 miles south west of Hawick. The surrounding Teviotdale countryside is noted for its scenery and country pursuits. 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.

DESCRIPTION

Newmill Cottage is an attractive, traditional semi-detached cottage offering thoughtfully laid out accommodation, all at ground floor level.

It was built in about 1850 and has been modernised and altered since. The property has fine views, beyond the garden at the rear, to the local rolling countryside.

The cottage has a south easterly aspect to the front. The Living room is dual aspect and benefits from a wood burning stove. The property has been fitted with a stylish range of wall and floor units in the kitchen. The windows and doors in the cottage are PVC and double glazed. The cottage benefits from oil fired central heating with radiators throughout.

ACCOMMODATION

The accommodation comprises:

Hall, living room, kitchen, 2 bedrooms and bathroom.

GARDEN

There is a small area of ground to the front of the cottage which has most recently been used for off road parking. The back garden is enclosed and includes a gravel terrace, good sized area of lawn and a timber storage shed.

DIRECTIONS

From Hawick travel south west on the A7 towards Carlisle, Newmill on Teviot is approximately 5 miles from Hawick and Newmill Cottage lies on the right/north west side of the road.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Private	Oil fired CH	Band B	E

*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//moth.headless.centurie

RIGHTS OF ACCESS

There is a pedestrian and vehicular right of access over the area crosshatched purple on the attached sale/site plan, no parking is permitted in this area.

The neighbouring property, The Old Forge, also has a pedestrian and vehicular right of access over the area hatched blue.

The seller has a reserved right of access over the area hatched green.

POST CODE

TD9 0JU

VIEWINGS

Strictly by appointment with the selling agents.

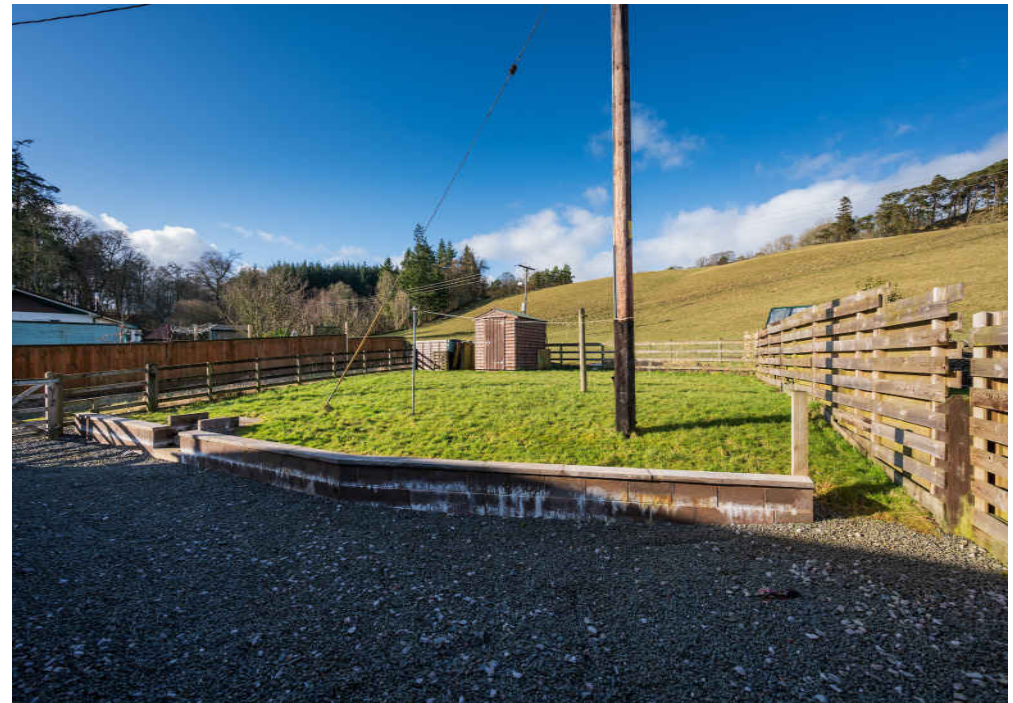
FIXTURES AND FITTINGS

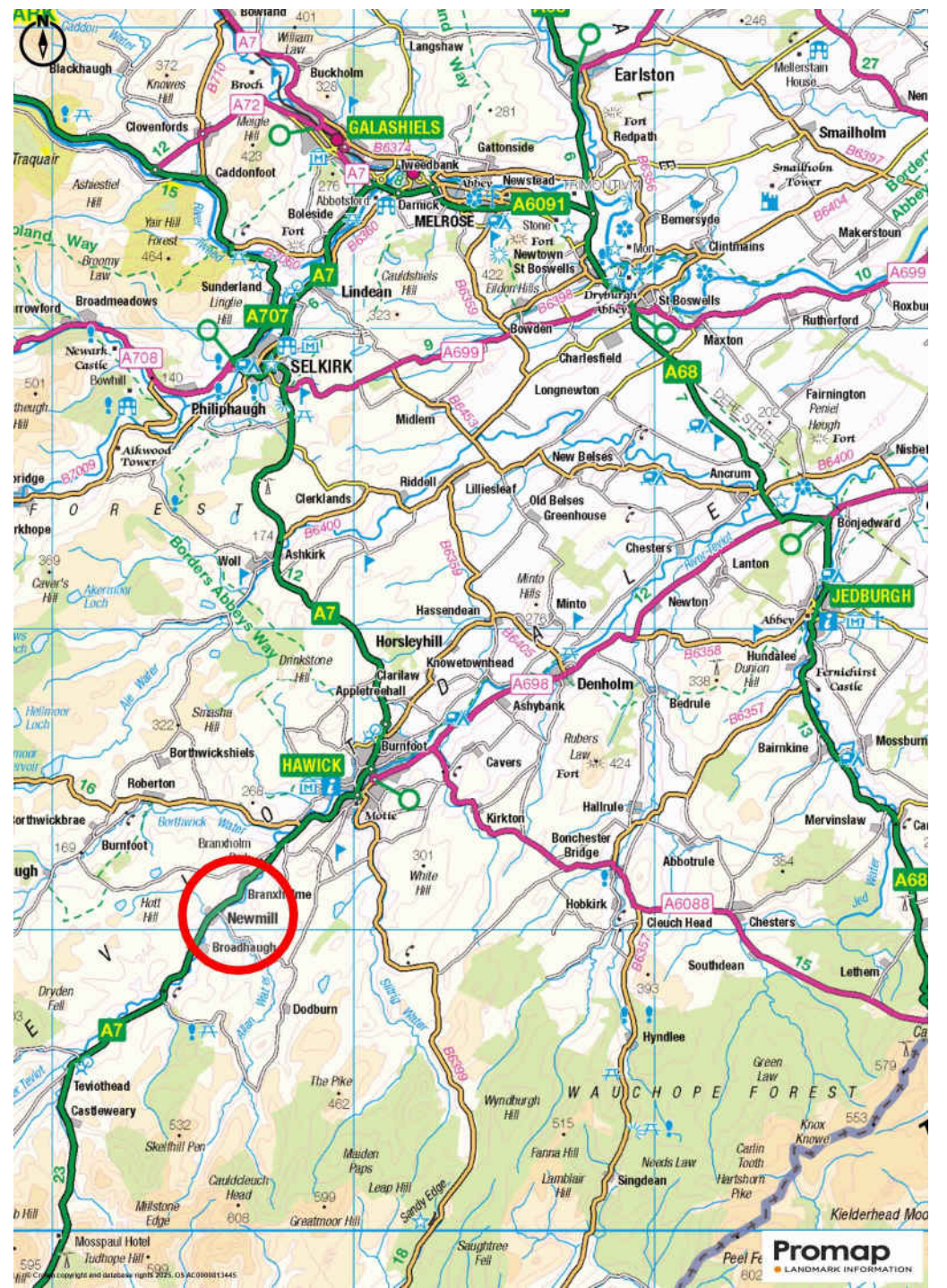
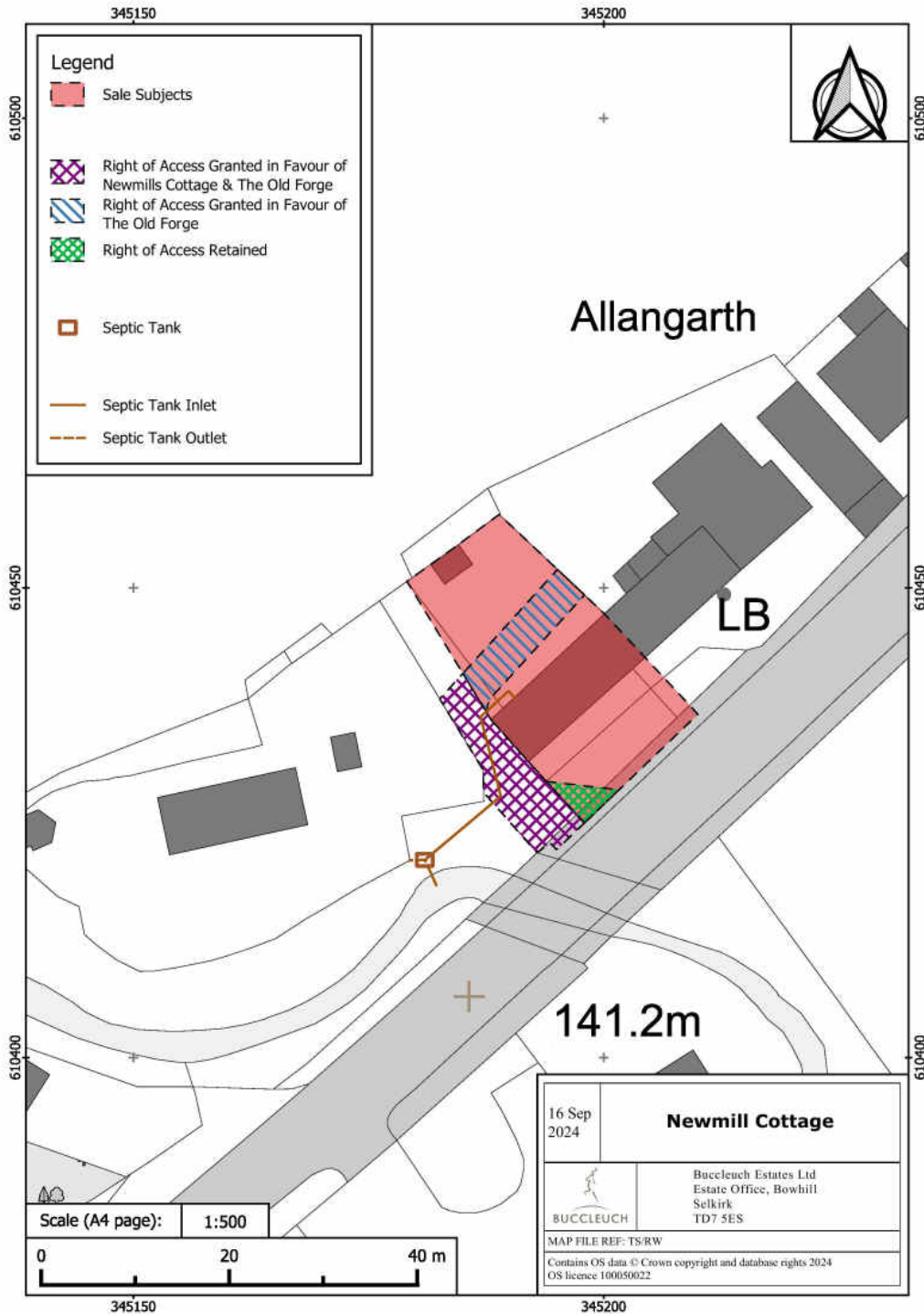
No items are included unless specifically mentioned in these particulars.

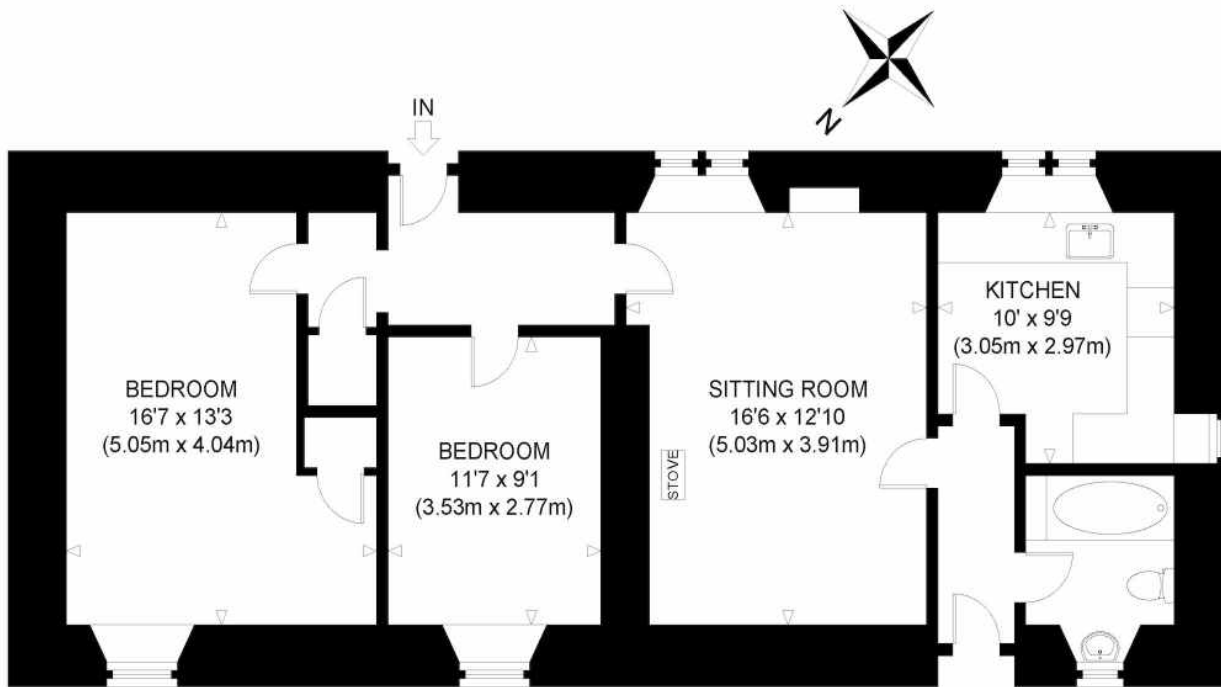
2017 ANTI MONEY LAUNDERING REGULATIONS

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.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 795 SQ FT / 73.9 SQ M

NEWMILL COTTAGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 795 SQ FT / 73.9 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 January 2025.





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