

Galbraith

**GARDENERS COTTAGE, BOLESIDE,
GALASHIELS, SCOTTISH BORDERS**

GARDENERS COTTAGE, BOLESIDE GALASHIELS, SCOTTISH BORDERS

Detached cottage in a picturesque setting above the River Tweed

Galashiels 2 miles ■ Melrose 4 miles ■ Edinburgh 38 miles

- 1 reception room, 2 bedrooms.
- Detached traditionally built cottage.
- Recently renovated throughout.
- Attractive location, peaceful yet accessible.
- Private garden.
- Outlooks over the River Tweed.

Galbraith

Scottish Borders
01573 224244
kelso@galbraithgroup.com

A member of
OnTheMarket



SITUATION

Gardeners Cottage is situated at the south western end of Boleside, an attractive small settlement overlooking the River Tweed to the south of Galashiels. Boleside is a fantastic location for salmon and trout fishing on the River Tweed. (upon permit/booking) The cottage is within walking distance of the largest of the Border towns, Galashiels offering a large variety of shops, supermarkets, banks, cafes, a cinema, restaurants, a health centre and swimming pool.

In terms of schooling, Galashiels has six primary schools and secondary schooling is provided at Galashiels Academy. Private schooling is available at St Marys in Melrose. Tweedbank Train Station is located 4 miles away with Galashiels Station within walking distance.

DESCRIPTION

Gardeners Cottage sits in an elevated position commanding enviable outlooks over the River Tweed, offering peace and tranquillity. The cottage dates from around 1900s and has been tastefully renovated throughout, extending to around 52sqm.

The modern kitchen has a range of wall and base mounted units and the lounge offers an abundance of natural light with a bay window overlooking the River Tweed. The upper floor has two good sized bedrooms with a feature fireplace adding character to the room.

The property benefits from modern grey coloured floor coverings, newly fitted double glazing and gas central heating.

ACCOMMODATION

Ground Floor:

Entrance hallway, kitchen, lounge, shower room.

First Floor:

Landing, two bedrooms.

GARDEN AND GROUNDS

The garden grounds of Gardeners Cottage are predominately laid to lawn with a useful garden shed included in the sale.

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words and enter the following three words: budgeted.name.sorry

VIEWINGS

Strictly by appointment with the selling agents.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Mains	Gas	Band C	E43

*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>

POST CODE

TD1 3NU

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

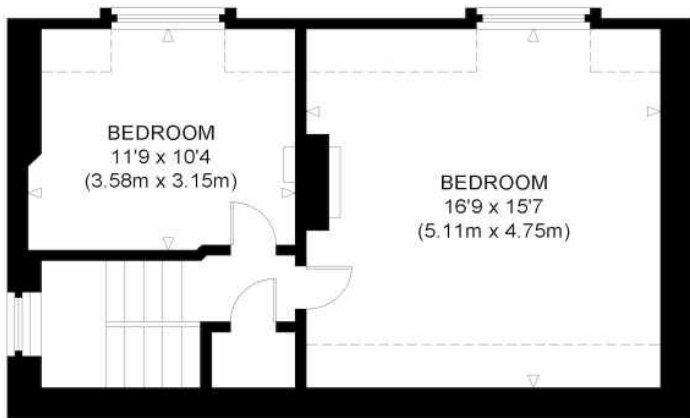
TENURE

Freehold

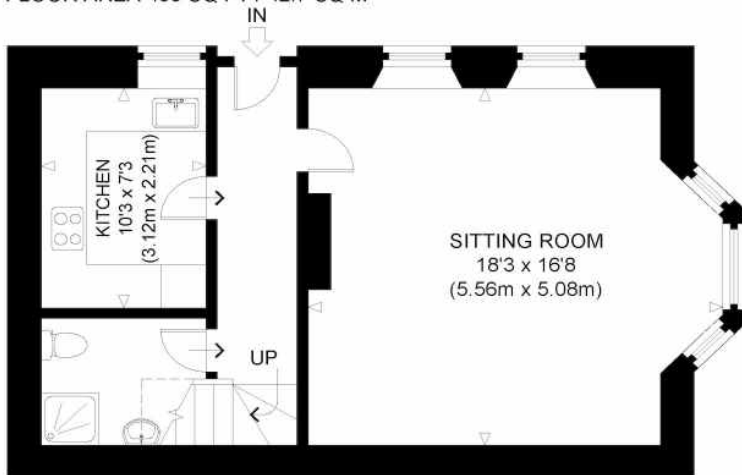
2017 ANTI MONEY LAUNDERING REGULATIONS

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 459 SQ FT / 42.7 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 478 SQ FT / 44.4 SQ M

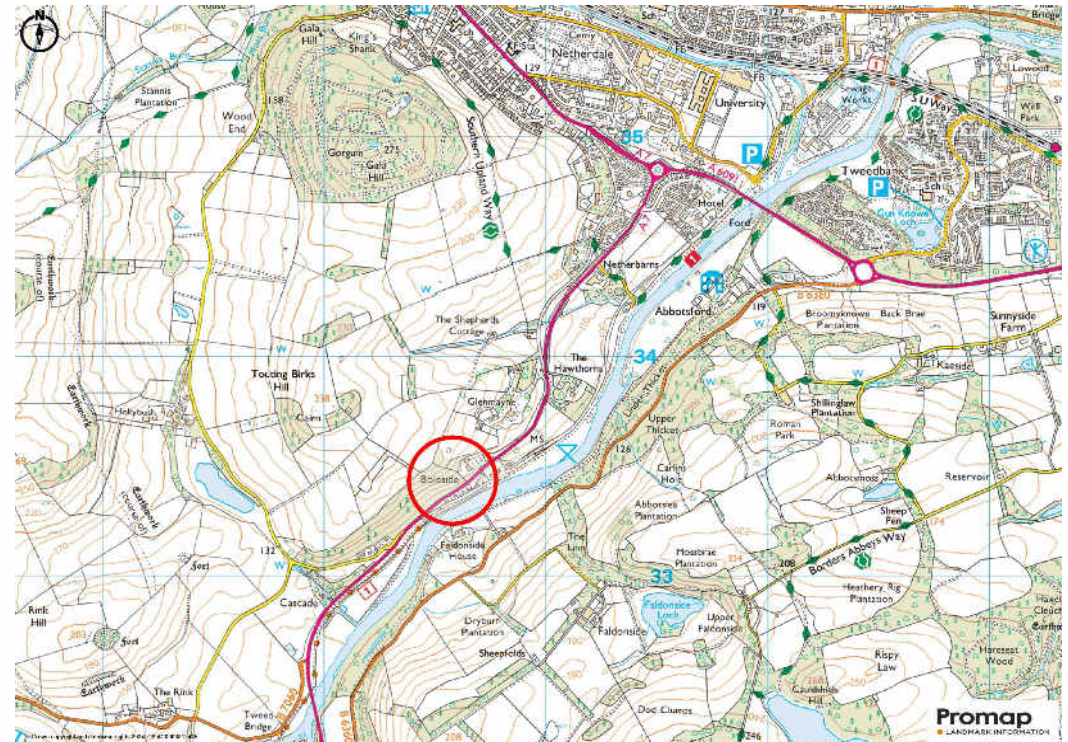
GARDENERS COTTAGE BOLESIDE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 937 SQ FT / 87.1 SQ M

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

Copyright © exposure
www.photographyandfloorplans.co.uk

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 for 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 September 2024.





Galbraith