



# 2 BAILLIEKINOWE FARM COTTAGES

STICHILL, KELSO, SCOTTISH BORDERS

**Galbraith**

## 2 BAILLIEKNOWE FARM COTTAGES STICHILL, KELSO, SCOTTISH BORDERS

A charming semi-detached traditional rural cottage.

Kelso 3 miles ■ Berwick-upon-Tweed 26 miles  
■ Edinburgh 42 miles

- Sitting room, dining kitchen, 3 bedrooms.
- Lying on the edge of the village of Stichill.
- Stunning south easterly views.
- Semi-detached traditionally built cottage.
- Private front garden, garage.
- Shared access to front and rear.

**Galbraith**

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A member of  
**OnTheMarket**



## SITUATION

2 Baillieknowe Farm Cottage lies in an accessible, rural location in one of the most sought after parts of the Scottish Borders. The cottage lies approximately 3 miles north of Kelso and enjoys amazing views from the rear garden.

The area is noted for its fine scenic countryside providing superb walking, cycling, horse riding, fishing and other country pursuits.

Primary schooling is in Ednam with secondary schooling in the impressive High School in Kelso. Kelso is one of the most popular towns in the Borders providing good shopping with supermarkets and local shops as well as recreational and sporting facilities including golf, bowls, curling, fishing and National Hunt Racing.

Kelso has good road links with the other principal towns in the Borders and there are railway stations at both Tweedbank/ Galashiels and Berwick upon Tweed.

## DESCRIPTION

2 Baillieknowe Farm cottage is a traditional semi-detached cottage built around 1900. The cottage enjoys a south east facing garden providing breathtaking views over the surrounding countryside.

The spacious accommodation is over two levels with three good sized bedrooms on the first floor. The cottage benefits from oil central heating and partial double glazing.

## ACCOMMODATION

Ground Floor:

Entrance hall, kitchen/diner, sitting room with working fire place, bathroom (bath with shower above, wash hand basin and separate toilet off)

First Floor:

Spacious landing, three bedrooms.

## GARDEN AND GROUNDS

The front garden is laid to lawn with shared access to the front and rear. There is a shared access area across the front of the cottage.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Heating	Council Tax	EPC
Mains	Mains	Mains	Oil	Band C	F

\*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>

Planning was granted for the creation of an access road which will lead west to the cottages from Ednam Road and work commenced on this in April 2024 and is nearing completion.

## DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/libraries.crypt.theory](https://w3w.co/libraries.crypt.theory)

## VIEWINGS

Strictly by appointment with the selling agents.

## POST CODE

TD5 7TB

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

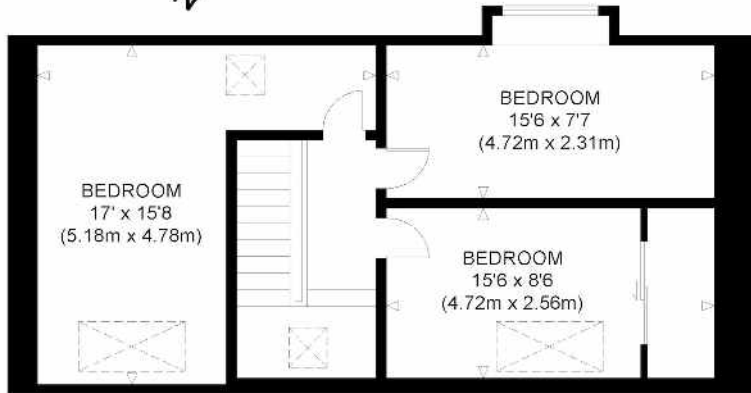
## TENURE

Freehold

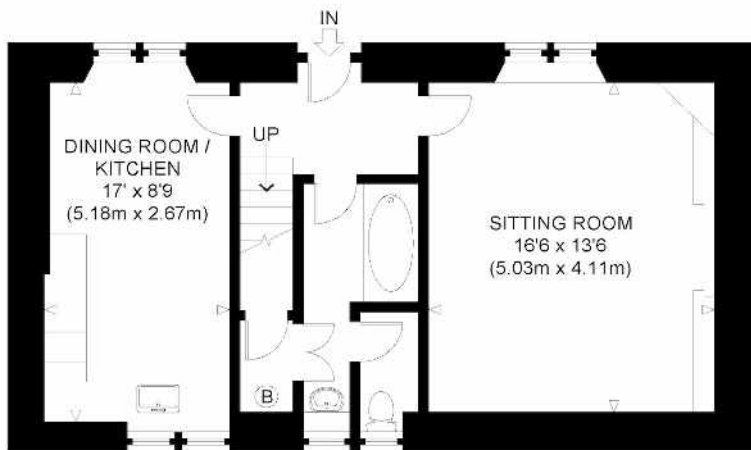
## 2017 ANTI MONEY LAUNDERING REGULATIONS

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 545 SQ FT / 50.7 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 534 SQ FT / 49.6 SQ M

**BAILLIEKNOWE FARM COTTAGES**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1079 SQ FT / 100.3 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 August 2024.

