

Galbraith



KIPPILAW GLEN

MELROSE, TD6 9HF



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A secluded haven

Melrose 3.4 miles ■ St Boswells 3.4 miles ■ Tweedbank Station 5 miles
Edinburgh bypass 35 miles

About 5.5 acres (2.2 hectares)

- 3 reception rooms. 5 bedrooms
- Popular, central Borders location
- Excellent sheltered and private setting
- Versatile, family sized home in walk in condition
- Spacious garden
- Mature grounds
- Large garage/workshop and garden cabins



Galbraith

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SITUATION

Kippilaw Glen is located in a special and much sought after location in the mature grounds of a former country estate. Kippilaw is in a rural position in the shadow of the Eildon Hills whilst being just over 3 miles from both Melrose and St Boswells.

Melrose is a thriving small market town which has a wide variety of independent shops, restaurants and hotels, a health centre and professional services plus local and independent primary level schools. The Borders General Hospital, which provides comprehensive medical facilities for the whole region is within easy reach.

The Scottish Borders Railway, with a station 5 miles away in Tweedbank, provides excellent access by rail to Edinburgh. Both the A68 and A7 trunk roads are within easy reach and provide good road links to the north and south.

DESCRIPTION

Kippilaw Glen was originally built as an estate cottage in the 1850s and has been extended more recently. The result is a deceptively spacious and gorgeous family sized home. It has undergone major upgrading to create a home of traditional style whilst meeting modern living standards. The extension projects were designed to be in keeping with the original cottage.

A particularly fine feature is the impressive kitchen/dining/family room fitted with a range of stylish floor units with reclaimed slate worktops, an Aga and a useful larder cupboard as well as French doors opening onto the paved terrace. Further additions include a spacious utility room, guest bedroom suite as well as the family bathroom and en suite dressing room and bathroom on the first floor.

The house has been thoughtfully decorated in a traditional palette with excellent and stylish individual finishes throughout.

ACCOMMODATION

Ground Floor:

Entrance hall, kitchen/dining/family room, sitting room, playroom, bedroom 5 with en suite shower room, utility room, cloakroom

First Floor:

Bedroom suite (bedroom, dressing room, bathroom), 3 further bedrooms, family bathroom

GARDEN AND GROUNDS

From the estate track a short gravel driveway leads to the parking area at the back of the house. The garden and grounds are surrounded by mature trees and shrubs that are not only beautiful but also provide privacy and shelter.

The garden surrounding the house is laid to lawn with areas of interest for children formed within the trees and shrubs. An orchard with raised vegetable beds has been created on the south facing bank. The relatively level grounds extend to a partially fenced paddock that has previously been used for grazing and is currently a wildlife haven.

Kippilaw Glen benefits from a garage and workshop. The useful detached building is concrete block and timber construction and has been designed to ensure the internal layout can be easily altered. There are two detached summer houses within the grounds of Kippilaw Glen. Both are insulated and have a power supply and one has a phone line.

The garden and grounds extend to approximately 5.5 acres.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Kippilaw Glen	Main	Main	Private	Oil	Band F	E

DIRECTIONS

From the A68 at St Boswells take the A699 heading west towards Selkirk. After 2.7 miles take the left turn signposted to Lilliesleaf. Continue on this road (B6359) for 0.2 miles and take the right turn to Kippilaw Mains. Follow the road (note - there are speed ramps on this road) to the top of the hill and continue down the hill to the left. Pass Rowchester Cottage on the right. The entrance to Kippilaw Glen is through a gateway on the right between the trees and garage.

POST CODE

TD6 9HF

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: fumes.legal.domain

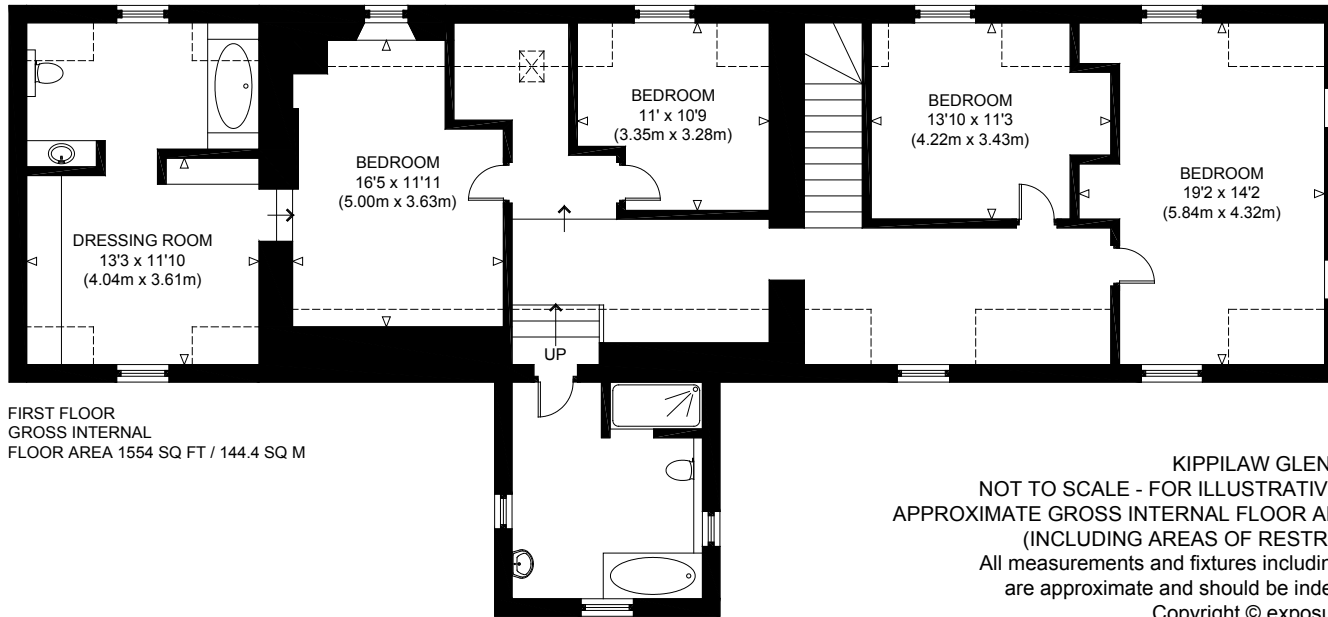
FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

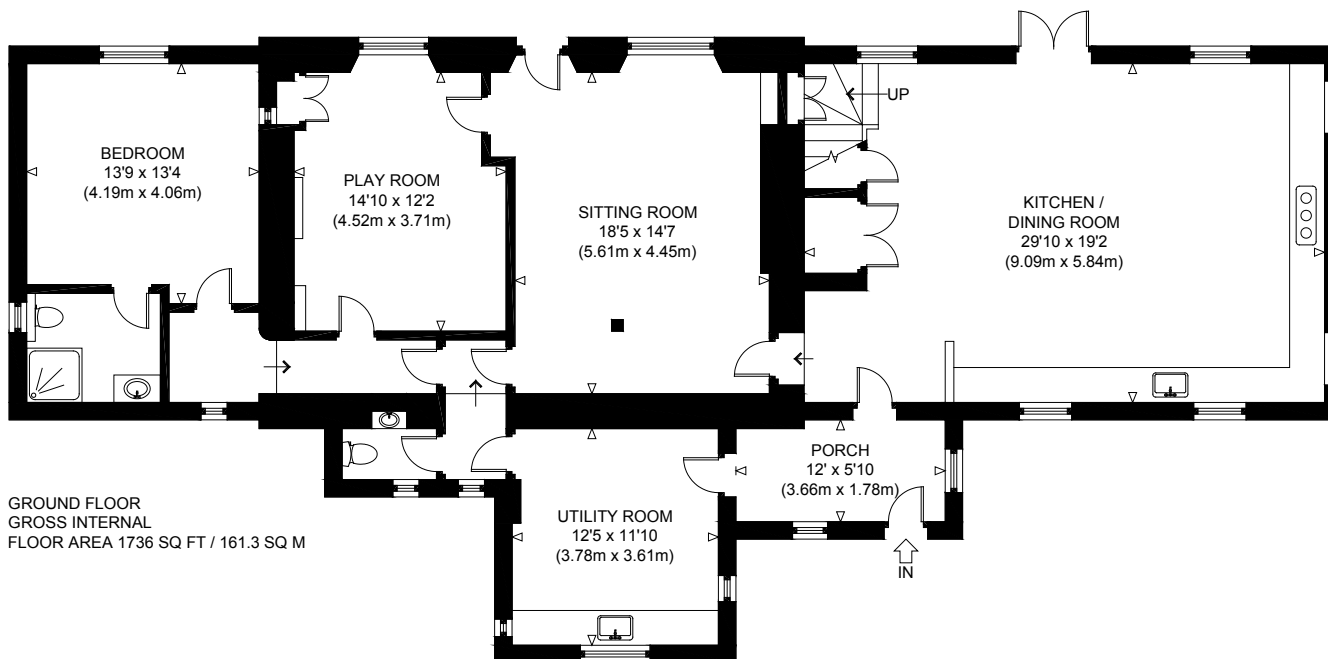
Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.





FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1554 SQ FT / 144.4 SQ M

KIPPILAW GLEN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3290 SQ FT / 305.7 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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GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1736 SQ FT / 161.3 SQ M



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 (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

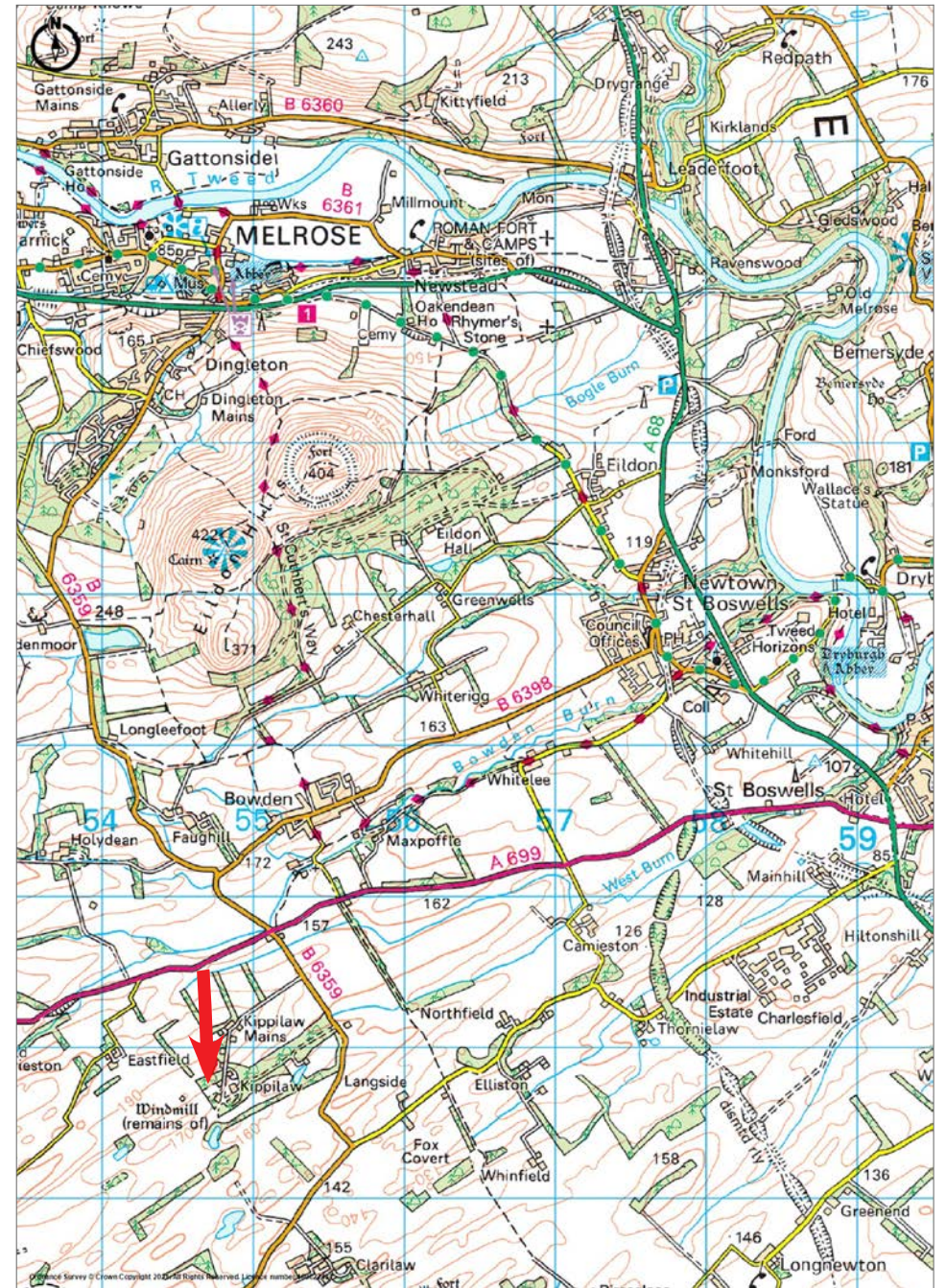
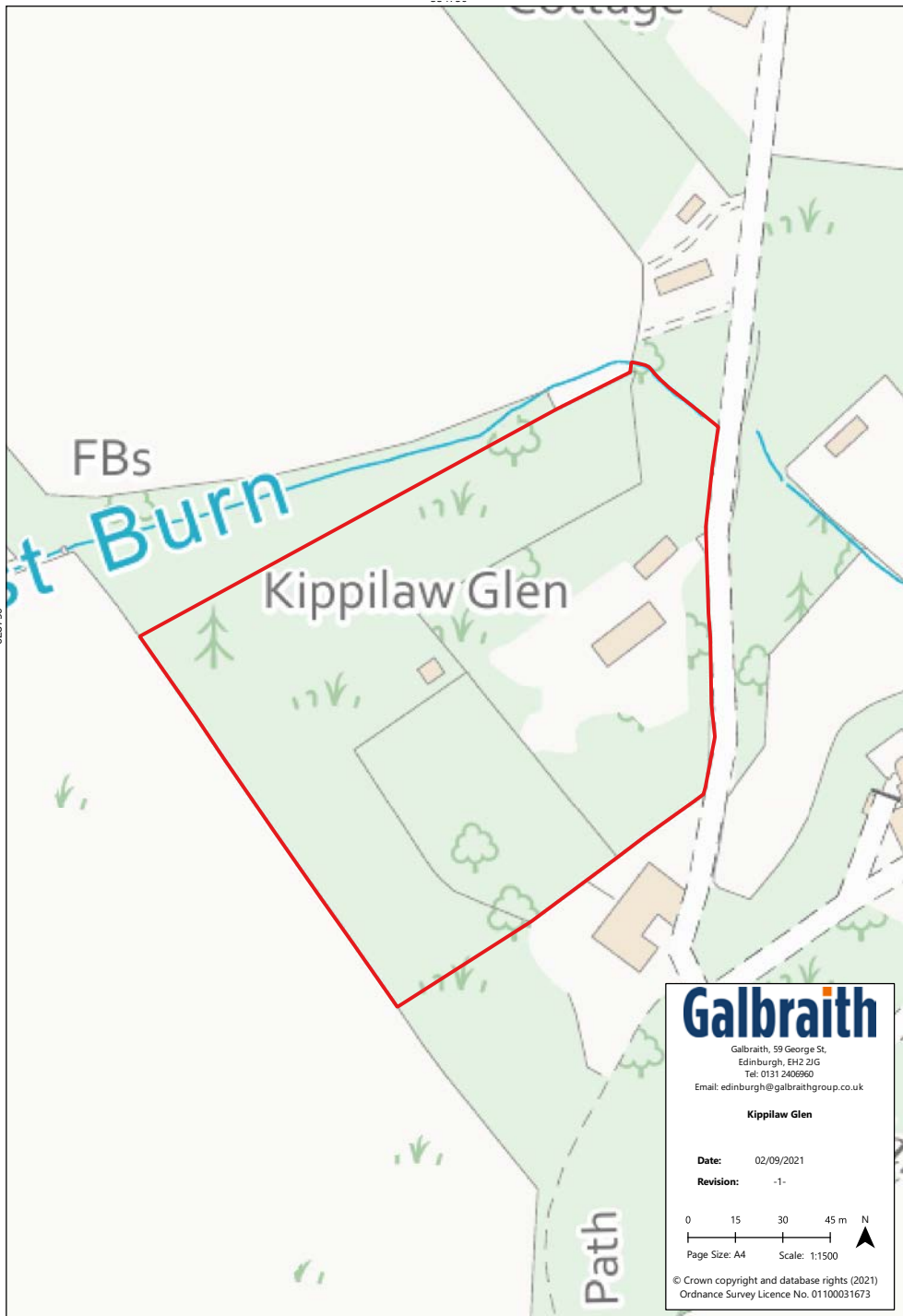
Failure to provide this information may result in an offer not being considered

MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

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, together with proof of funding and Identification. 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. Photographs taken in August 2021.





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