



# STEWARDS HOUSE

ECCLES TOFTS FARM, GREENLAW, SCOTTISH BORDERS



# STEWARTS HOUSE, ECCLES TOFTS FARM, GREENLAW, DUNS, SCOTTISH BORDERS

Traditional detached cottage with enviable countryside views

Greenlaw 3 miles ■ Kelso 9 miles ■ Edinburgh 42 miles

- 1 Reception, 3 bedrooms.
- Private garden.
- Opportunity for upgrading & modernisation.
- Detached traditionally built cottage.
- An attractive location, peaceful yet accessible.
- South easterly outlooks over Berwickshire to the Cheviots.

**Galbraith**

Scottish Borders  
01573 224244  
kelso@galbraithgroup.com

A member of  
**OnTheMarket**





## SITUATION

The village of Greenlaw is situated in the foothills of the Lammermuir Hills on the Blackadder water between Duns and Coldstream in Berwickshire. Greenlaw has a good range of amenities including shops, health centre and primary school. Secondary schooling is at the modern Berwickshire High School in Duns.

Greenlaw sits within attractive Borders countryside and there are many fine walks and quiet roads suitable for cycling in the area. The village is well placed for access to each of Kelso, Coldstream and Duns where a wider range of amenities are available.

## DESCRIPTION

Stewards House is a traditional detached cottage that requires a degree of upgrading/modernisation to the buyers own desire. Property would make an ideal country retreat or for those looking for their next project.

## ACCOMMODATION

Ground Floor:

Entrance hall, living room, kitchen, dining room/bedroom 3, bathroom (with bath, basin and WC)

First Floor:

Landing, 2 bedrooms and storage cupboard.

## GARDEN AND GROUNDS

The cottage sits within its own garden grounds.

## DIRECTIONS

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

## VIEWINGS

Strictly by appointment with the selling agents.

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

Water	Electricity	Drainage	Heating	Council Tax	EPC
Private	Mains	Private	None	N/A. To be assessed after renovation.	N/A

\*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

TD10 6UJ

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## SOLICITOR

Turcan Connell, Edinburgh, EH3 9EE

## TENURE

Freehold

## 2017 ANTI MONEY LAUNDERING REGULATIONS

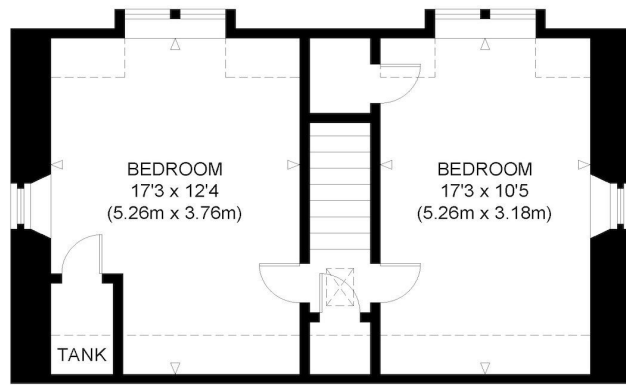
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to 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.

## IMPORTANT NOTES

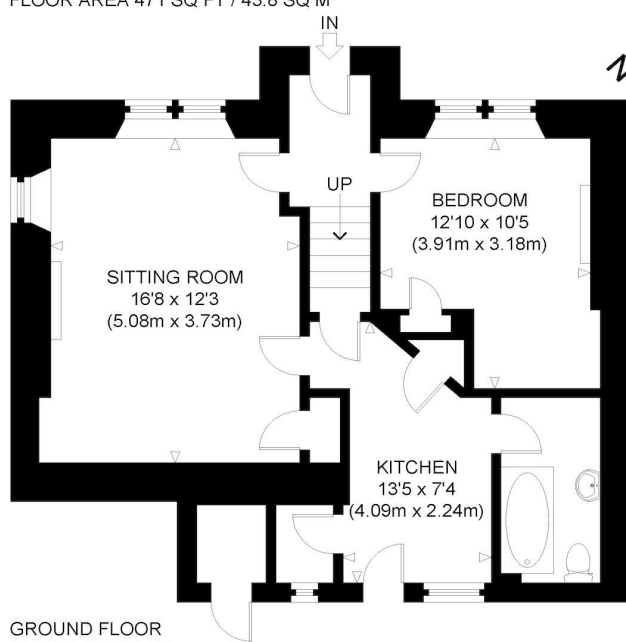
**1** These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. **2** Areas, measurements and distances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



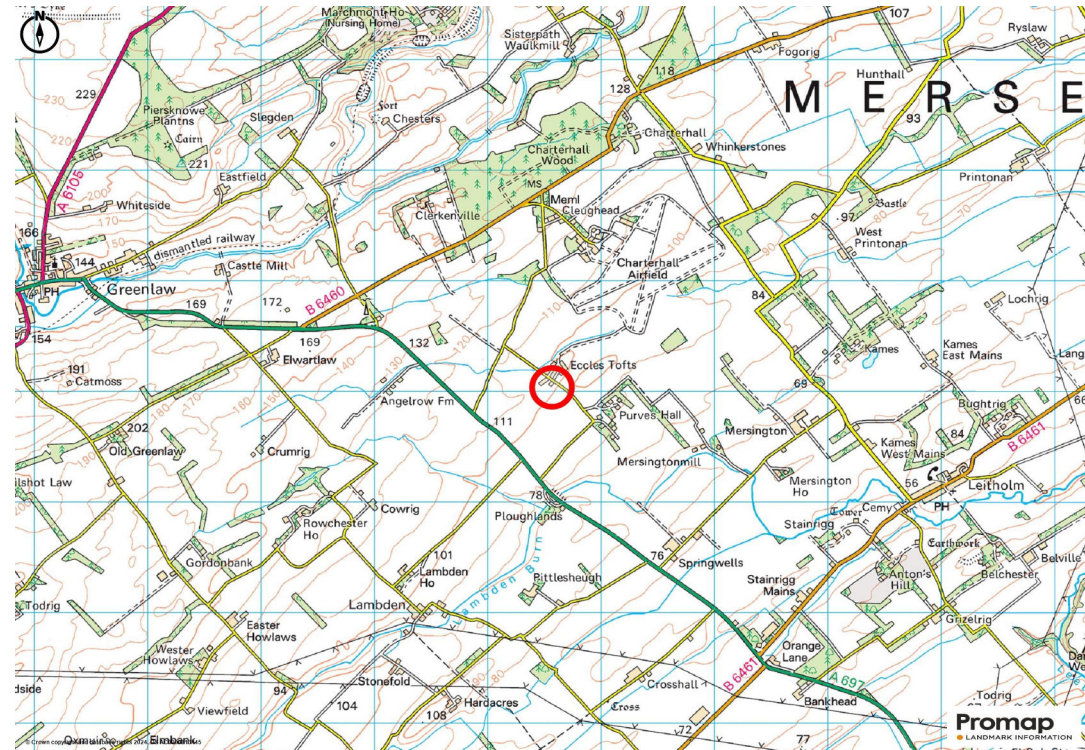
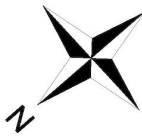




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 471 SQ FT / 43.8 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 588 SQ FT / 54.7 SQ M



**THE STEWARDS HOUSE**  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1059 SQ FT / 98.5 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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