



CLARILAW FARM HOUSE
CLARILAW, HAWICK, SCOTTISH BORDERS



CLARILAW FARM HOUSE, CLARILAW, NEAR HAWICK, SCOTTISH BORDERS

Delightful former farmhouse in superb rural location.

Hawick 3 miles ■ Galashiels/Border Railway 17 miles
Edinburgh 51 miles

About 0.47 hectares (1.16 acres) in total

- 2 reception rooms, study, 3 bedrooms.
- Charming family home with plenty of potential.
- Period features.
- Spacious surround garden grounds.
- Outside stores, garage and loose boxes.
- Sought after location close to local amenities.

Galbraith

Scottish Borders
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OnTheMarket



SITUATION

Clarilaw is situated in the heart of the Scottish Borders on the edge of a small rural settlement, in magnificent scenery, on the edge of the Teviot Valley. Lying 3 miles to the northeast of Hawick, Clarilaw Farm House is accessed by a drive off the B6359 to Melrose which adjoins the A7 on the northern edge of Hawick.

Hawick, with a population of around 15,000, is an important Borders town which lies at the junction of the Rivers Teviot and Slitrig. The town has a good range of shops, primary and secondary schools, sporting and recreational facilities and the surrounding countryside is known for its scenic beauty, excellent horse riding and tremendous walking opportunities. As well as its beauty, the countryside around Clarilaw is famous for its rich and diverse wildlife and its strong equestrian traditions, including the annual Common Riding.

Hawick straddles the A7 and enjoys good road links with the north of England and southern and central Scotland.

The Borders Rail Link to Edinburgh is located in Galashiels/Tweedbank with an hourly service to Edinburgh Waverley.

DESCRIPTION

Clarilaw Farm House is a delightful former farm house sitting in a fantastic position.

Although in need of some modernisation the property presents an incredible opportunity for someone to create a family home in spacious garden grounds.

ACCOMMODATION

Ground Floor:

Entrance hall, sitting room, dining room, kitchen with pantry and larder off, cloakroom. Exterior access to a laundry room and wood store.

First Floor:

Landing, 3 bedrooms one with en suite (with walk-in shower, wash hand), study and bathroom (with bath, wash hand basin and WC)

GARDEN AND GROUNDS

There is a generous sized garden on all sides with two outdoor stores to the rear of the house. There are also timber stores/loose boxes within the grounds, lying adjacent to the entrance drive.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC
Freehold	Mains	Mains	Private	Mains Gas	Band G	E54

DIRECTIONS

To find this property location to within 3 metres, download and use What3Words via the enclosed link [w3w.co/stunning.evoke.marriage](https://www.what3words.com/stunning.evoke.marriage)

POST CODE

TD9 8PT

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

SOLICITORS

Lindsays. 19A Canning St. Edinburgh. EH3 8HE

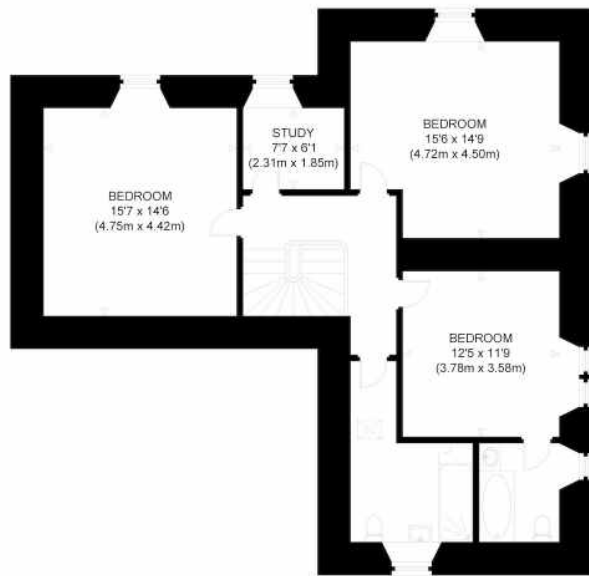
2017 ANTI MONEY LAUNDERING REGULATIONS

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

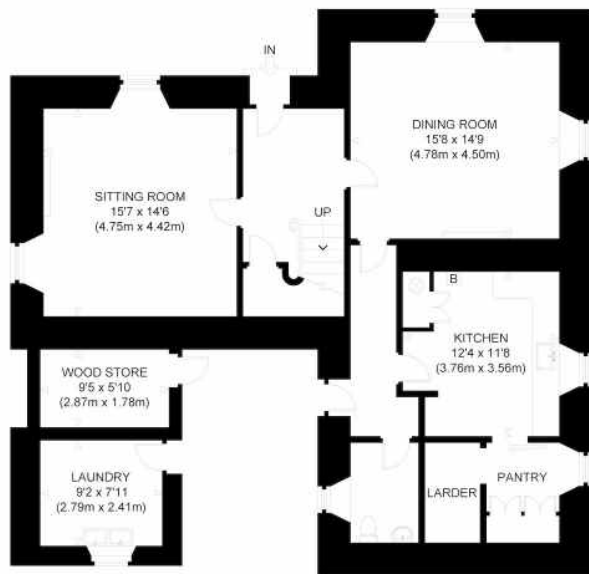
Failure to provide required identification may result in an offer not being considered.



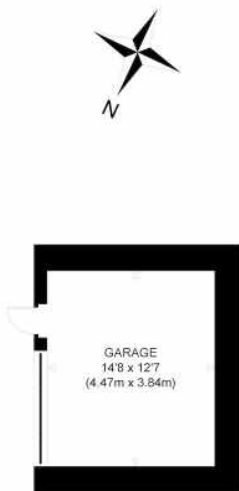




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 972 SQ FT / 90.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 969 SQ FT / 90.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 185 SQ FT / 17.2 SQ M

CLARILAW FARMHOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1941 SQ FT / 180.3 SQ M
 EXTERNAL WOOD STORE / LAUNDRY AREA 138 SQ FT / 12.8 SQ M
 EXTERNAL GARAGE AREA 185 SQ FT / 17.2 SQ M
 TOTAL COMBINED FLOOR AREA 2264 SQ FT / 210.3 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 February 2024.



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