

Galbraith

**MAIDENHALL FARM COTTAGES**  
ST BOSWELLS, SCOTTISH BORDERS



# MAIDENHALL FARM COTTAGES ST BOSWELLS, SCOTTISH BORDERS

Attractive investment opportunity.

St Boswells 2.5 miles ■ Melrose/Borders Rail Link 9 miles

■ Edinburgh 41 miles

- Portfolio of rural cottages offering superb investment potential
- Excellent rural location with superb outlooks.
- Offering fantastic letting potential.
- Garden area to front and rear.
- Potential for developing into a larger single dwelling, subject to planning.
- Within easy access to A68 and the Borders Rail Link at Tweedbank.
- Maidenhall Cottages combine two blocks of 3 cottages.
- AVAILABLE AS A WHOLE OR IN TWO LOTS
  - Lot 1: 1-3 Maidenhall Farm Cottages - Offers over £360,000
  - Lot 2: 4-6 Maidenhall Farm Cottages - Offers over £360,000
  - The whole - Offers over £700,000

## Galbraith

Scottish Borders

01573 224 244

kelso@galbraithgroup.com

A member of  
**OnTheMarket**



## SITUATION

Maidenhall Farm Cottages enjoy an extremely beautiful rural location with scenic views, approximately 2.5 miles east of St. Boswells/A68. Maidenhall Cottages lie in the Tweed Valley between St. Boswells and Kelso and the surrounding countryside noted for its natural beauty. The countryside around Maidenhall provides great opportunities for a range of outdoor pursuits.

## DESCRIPTION

The terraced cottages offer a versatile investment opportunity and comprise of 3 bedrooms each and offer great potential for holiday or residential let. The cottages could also be configured to combine one spacious family home, subject to planning. The cottages benefit from a mixture of electric and oil central heating as well as partial double glazing.

**NB:** Maidenhall Cottages combine two blocks of 3 cottages and are available as a whole or in two lots.

## ACCOMMODATION

### Cottages Nos 1 and 2 comprise:

Ground Floor: Kitchen, living room, bathroom, bedroom First Floor 1 further bedroom.

### Cottages Nos 3, 4, 5 and 6 comprise:

Ground Floor : Kitchen, sitting room, bedroom. bathroom. First Floor : 2 further bedrooms.

## GARDEN AND GROUNDS

To the front of the properties there is vehicular access and generous garden both to the front and rear of the cottages. The gardens are mainly laid to lawn with fence border.

Access to numbers 1-3 will be granted over the area shown coloured grey on the sales particular plan and access to numbers 4-6 will be granted over the track shown coloured yellow on the sales particular plan. Pedestrian access will be granted to the rear over the area shown hatched in black on said plan.

## DIRECTIONS/WHAT3WORDS

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

## VIEWINGS

Strictly by appointment with the selling agents.

## POST CODE

TD6 0EF

## TITLES

The titles and a copy of the deed of conditions regulating numbers 1-3 and 4-6 with each other and the larger estate can be obtained from the selling solicitors.

## SOLICITORS

Gillian Gibbons, Shepherd and Wedderburn LLP, 9 Haymarket Square, Edinburgh, EH3 8HY.

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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

Cottage	Water	Electricity	Drainage	Heating	Council Tax	EPC
1	Mains	Mains	Private	Electric	Band A	F
2	Mains	Mains	Private	Electric	Band A	E
3	Mains	Mains	Private	Oil	Band B	E
4	Mains	Mains	Private	Oil	Band B	F
5	Mains	Mains	Private	Oil	Band B	E
6	Mains	Mains	Private	Oil	Band B	E

## 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.

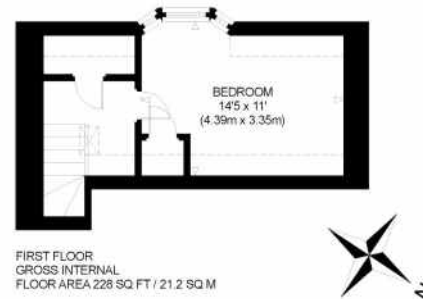
## IMPORTANT NOTES

**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 October 2023

## No. 1 Maidenhall Farm Cottages



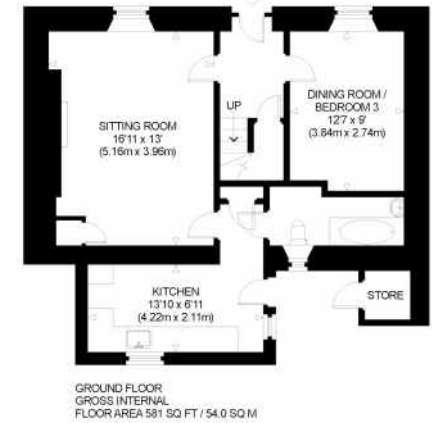
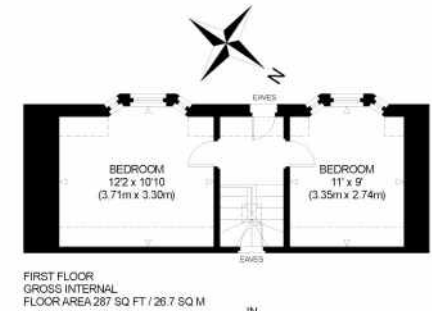
MAIDENHALL COTTAGES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 764 SQ FT / 71.0 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL TIMBER WORKSHOP AREA 133 SQ FT / 12.3 SQ M  
TOTAL COMBINED FLOOR AREA 897 SQ FT / 83.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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MAIDENHALL COTTAGES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.6 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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## No. 2 Maidenhall Farm Cottages

## No. 3 Maidenhall Farm Cottages

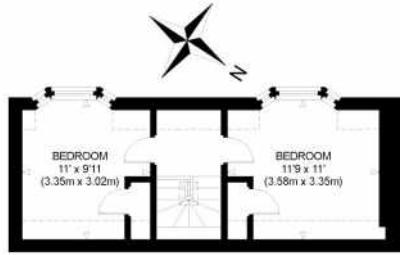


MAIDENHALL COTTAGES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 888 SQ FT / 80.7 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL STORE AREA 14 SQ FT / 1.3 SQ M  
TOTAL COMBINED FLOOR AREA 882 SQ FT / 82.0 SQ M  
All measurements and fixtures including doors and windows  
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### 4 Maidenhall Farm Cottages

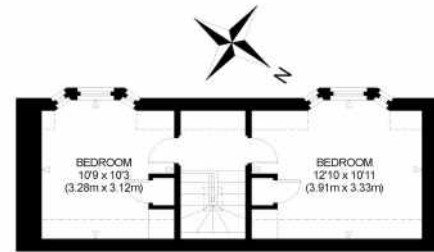


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 282 SQ FT / 27.1 SQ M

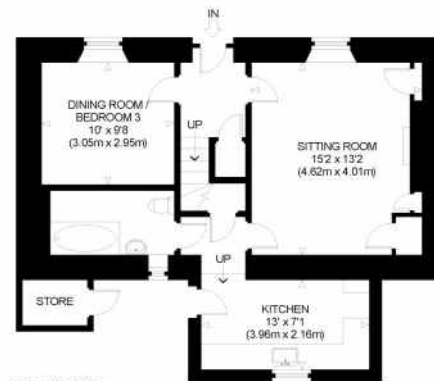


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 562 SQ FT / 52.2 SQ M

MAIDENHALL COTTAGES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 854 SQ FT / 79.3 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL STORES AREA 42 SQ FT / 3.9 SQ M  
TOTAL COMBINED FLOOR AREA 896 SQ FT / 83.2 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 308 SQ FT / 28.6 SQ M

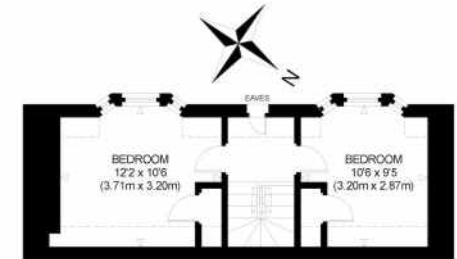


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 567 SQ FT / 52.7 SQ M

MAIDENHALL COTTAGES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 875 SQ FT / 81.3 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL STORE AREA 18 SQ FT / 1.7 SQ M  
TOTAL COMBINED FLOOR AREA 893 SQ FT / 83.0 SQ M  
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### 5 Maidenhall Farm Cottages

### 6 Maidenhall Farm Cottages



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 282 SQ FT / 26.2 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 555 SQ FT / 51.6 SQ M

MAIDENHALL COTTAGES  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 837 SQ FT / 77.8 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL STORE AREA 16 SQ FT / 1.5 SQ M  
TOTAL COMBINED FLOOR AREA 853 SQ FT / 79.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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Right of Access

Mutual

Lot 1

Lot 2

Amenity & Parking Areas

Lot 1

Lot 2

Sale Boundary

Lot 1

Lot 2

Maidenhall Farm Cottages

Sheep Dip

96.9m

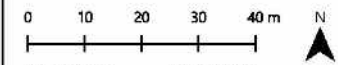
# Galbraith

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Email: edinburgh@galbraithgroup.com

**Maidenhall Cottages - Sale Plan**

**Date:** 02/02/2024

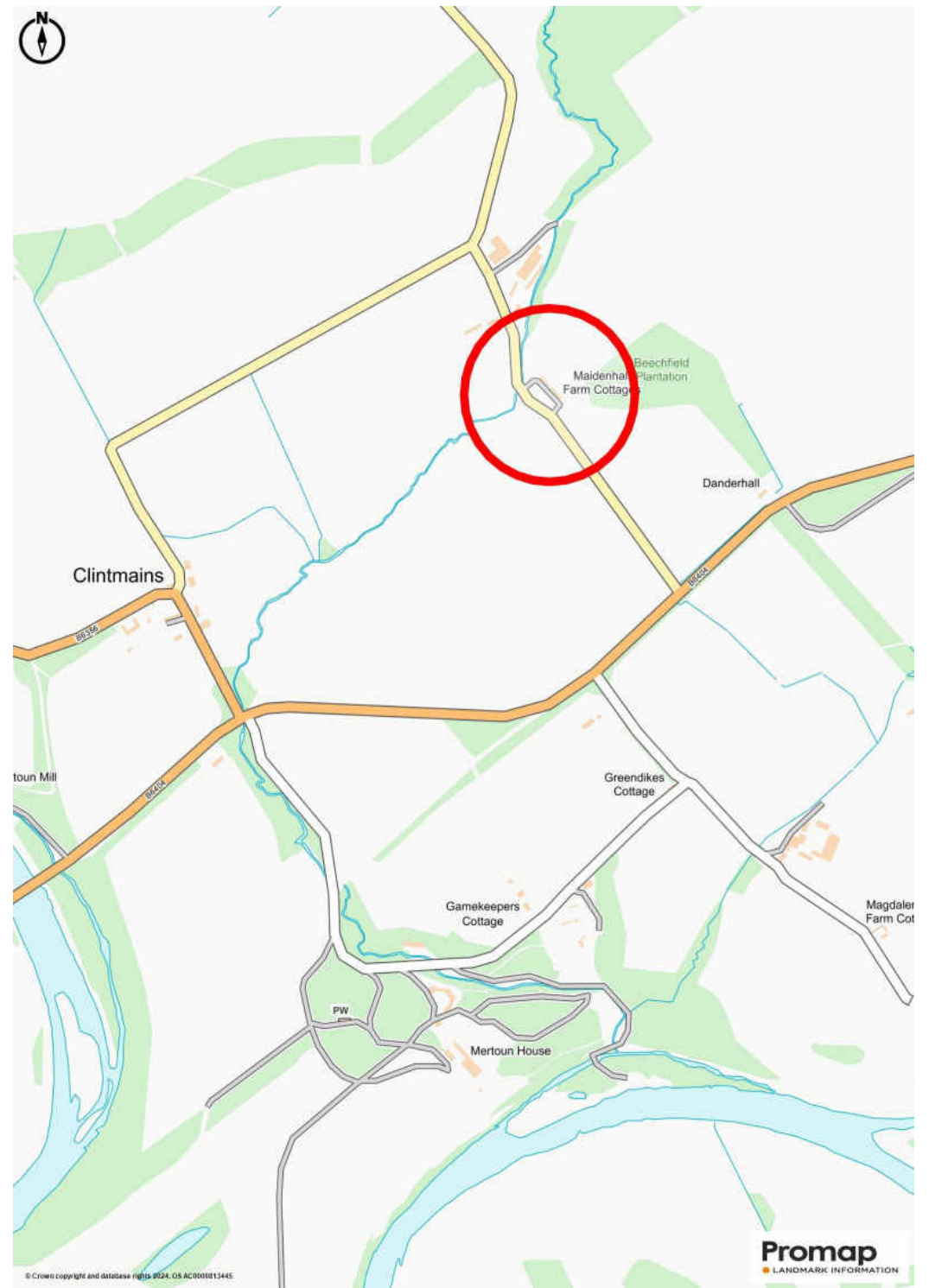
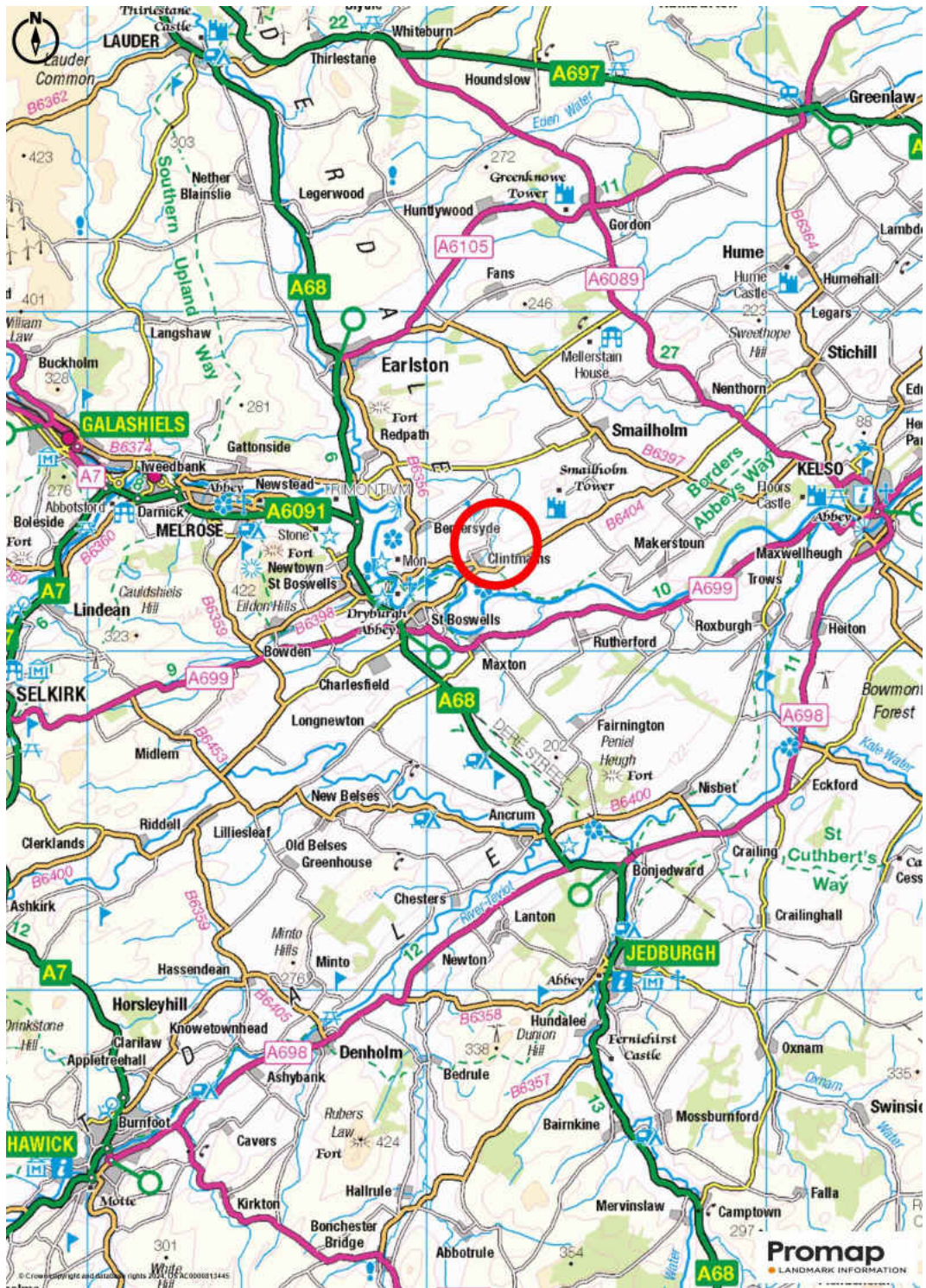
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