



2 MAIDENHALL FARM COTTAGES

ST. BOSWELLS, MELROSE, SCOTTISH BORDERS



2 MAIDENHALL FARM COTTAGES, ST. BOSWELLS, MELROSE, SCOTTISH BORDERS

Traditional country cottage located in a peaceful rural setting.

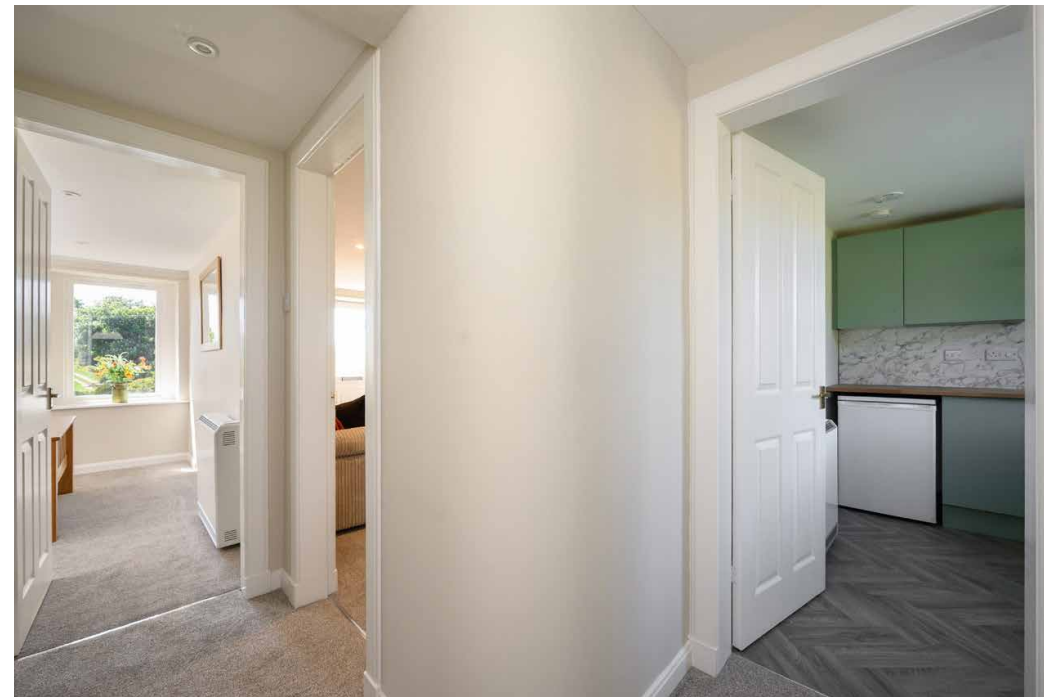
St. Boswells 2.5 miles ■ Melrose 7.5 miles

Borders Rail Link 9 miles

- 1 reception rooms. 2 bedrooms.
- Refurbished throughout.
- Spacious accommodation spanning 70sqm.
- Fantastic rural location with open countryside views.
- Private rear garden.
- Within easy access to A68 and Borders Train Station.

Galbraith

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SITUATION

2 Maidenhall Farm Cottages enjoys an extremely beautiful rural location with scenic views, approximately 2.5miles east of St. Boswells/A68. The Cottage lies in the Tweed Valley between St. Boswells and Kelso and the surrounding countryside is noted for its natural beauty. St Boswells is increasingly one of the most desirable villages in the Borders with an excellent range independent shops and specialists, including the Main Street Trading Company, an award-winning bookshop, café and deli, the village also boasts an excellent butcher, a hotel with bar and restaurant, and a popular Italian bistro. St. Boswells has excellent schooling and Earlston high school nearby, whilst private schooling is available at St Mary’s in Melrose and Longridge Towers near Berwick-upon-Tweed and in Edinburgh beyond.

DESCRIPTION

2 Maidenhall Farm Cottages is a charming, mid-terraced cottage located in a picturesque rural location close to St. Boswells and Melrose. Recently refurbished throughout, the cottage offers turn-key accommodation with enviable open views.

Built circa 1900 and extended at a later date providing the current layout spanning 70sqm of accommodation. The cottage boasts newly fitted carpets and the added benefit of all kitchen appliances included in the sale.

The modern kitchen offers a range of wall & base units, with marble effect splashback and a rear door provides access to a private courtyard and garden. The bright and spacious lounge is positioned at the front of the cottage, enjoying views over the front lawn and featuring a charming open fire. One of the bedrooms is conveniently located on the ground floor and a second bedroom can be found upstairs, providing a flexible layout, ideal for guests or family. Both bedrooms benefit from built-in storage, offering space-saving solutions without compromising on style.

The first-floor landing offers a useful study area, ideal for home working, making the most of the cottage’s versatile layout.

ACCOMMODATION

Ground Floor: entrance hallway, living room, bedroom, kitchen, bathroom & WC.

First Floor: landing/study area & bedroom.

GARDEN

The property offers an open communal area to the front, which is predominantly laid to lawn. Private rear courtyard and garden.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Septic Tank	Freehold	Electric	Band A	E53	Available	Available

FLOOD RISK

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>



ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

Shared access road to cottages 1-3.

Right of access over neighbouring properties for removal of waste and grass cuttings.

POST CODE

TD6 0EF

DIRECTIONS

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

alarmed.clinic.habit

SOLICITORS

Connell & Connell, Edinburgh, 10 Dublin Street
Edinburgh
Midlothian
EH1 3PR

LOCAL AUTHORITY

Scottish Borders Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

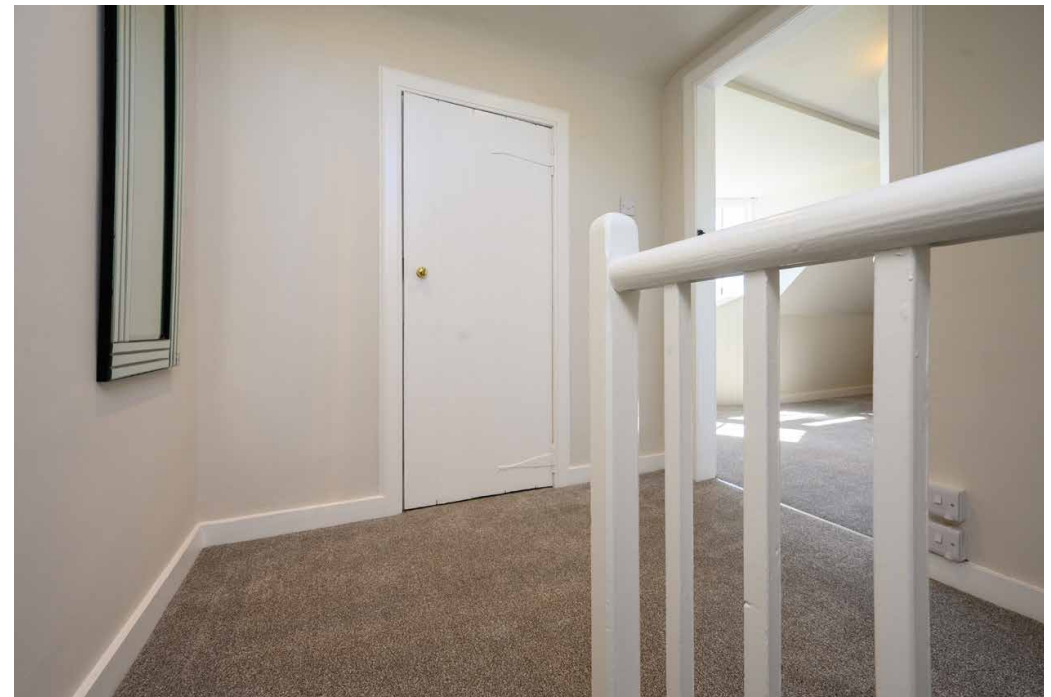
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. 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.

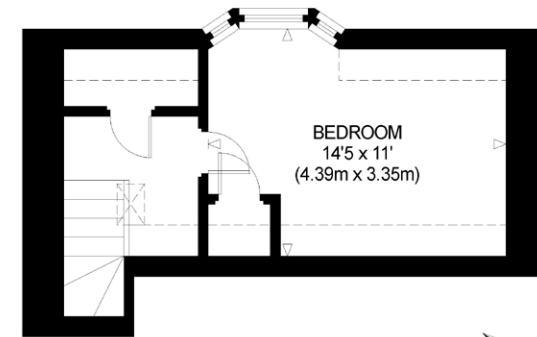
HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

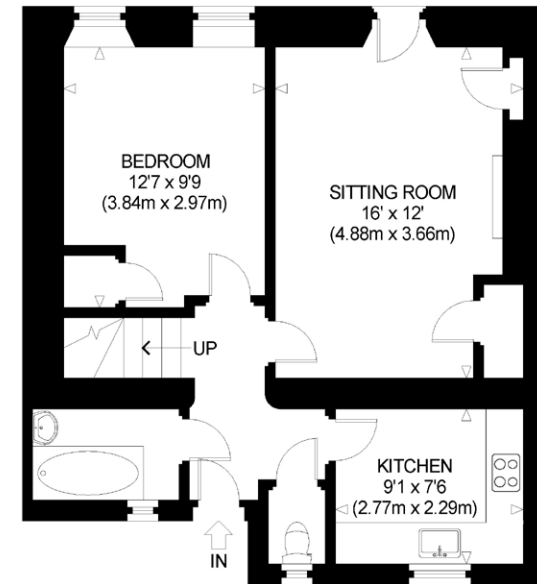


IMPORTANT NOTES

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 May 2025



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 228 SQ FT / 21.2 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 532 SQ FT / 49.4 SQ M

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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