

Galbraith



7 BOGEND FARM COTTAGES
DUNS, SCOTTISH BORDERS

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Recently upgraded traditional farm cottage.

Duns 5 miles ■ Kelso 12 miles
Berwick upon Tweed 15 miles

- 1 reception room, 2 bedrooms.
- Scenic rural location surrounded by farmland.
- Convenient for Berwick upon Tweed station.
- Accessible to various Borders towns.
- Recently modernised kitchen.
- Generous, west facing garden.
- Garage and parking.

Galbraith

Scottish Borders
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A member of
OnTheMarket



GENERAL

7 Bogend Farm Cottages lies west of Bogend Farm in the heart of rural Berwickshire. Various towns are within easy reach including Duns, Chirnside, Coldstream and Kelso.

Duns is the County Town of Berwickshire and has a population of around 2500. The town has a good range of amenities including a modern secondary school, primary school, GP practice, shops plus sporting and recreational facilities. The surrounding countryside is noted for its scenic beauty and wildlife along with its many stately homes such as Manderston House and Paxton House. The rugged east coast is within easy reach, as is Berwick upon Tweed with its main line railway station.

Both Kelso and Berwick upon Tweed provide a wider range of services including large supermarkets and a broad variety of shops. The A1 is also nearby, giving excellent access north into Scotland and south to the north of England and beyond.

DESCRIPTION

7 Bogend Farm Cottages was built in the mid to late 1800s and is Category C Listed. The cottage forms part of an impressive range of farmworkers' cottages set out in an unusual Z formation on a prominent corner site. Much of the original detailing remains intact, giving the cottage its notable character.

Number 7 sits close to the southern end of the main row and benefits from a recent programme of modernisation. Upgrading the cottage has included fitting a modern kitchen to the kitchen/breakfast room. There is wood burning stove plus excellent storage cupboard in the sitting room.

Upstairs the cottage has two bedrooms. An additional room leads off the first bedroom and would be ideal as an additional bedroom, dressing room, study or nursery.

ACCOMMODATION

Ground Floor:

Sitting room, kitchen/dining room, bathroom.

First Floor:

Bedroom 1, bedroom 2 with study/bedroom 3 off.

GARDEN AND GROUNDS

There is an integral garage located underneath the study/bedroom three. This provides an exceptionally useful space for additional storage or for parking a car. There are two allocated parking spaces to the rear of the property.

Each cottage within the range benefits from a garden. 7 Bogend Farm Cottages benefits from one of the larger gardens and is fenced on all sides. The garden is currently laid to lawn and provides an opportunity for further landscaping if desired.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Tenure	Water	Electricity	Drainage	Heating	Council Tax	EPC	Broadband
Freenhold	Mains	Mains	Private	Oil	Band A	F	FTTC

* 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>

DIRECTIONS

From the A697 between Coldstream and Greenlaw take the turning onto the B6460 signposted to Paxton. Continue on this road for approximately 4.6 miles. The cottages are on the left before Bogend Farm. Take the turn behind the cottages for the parking area allocated to Number 7.

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words via the enclosed link w3w.co/bonfires.rejoins.escalated.

POST CODE

TD11 3RA

VIEWINGS

Strictly by appointment with the selling agents.

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

LOCAL AUTHORITY

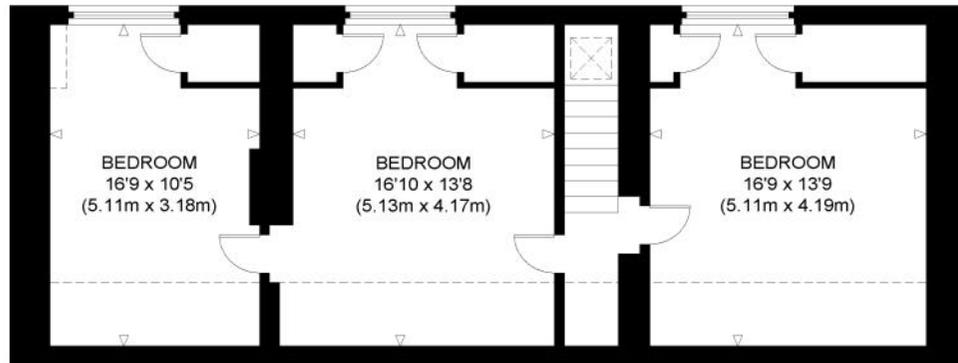
Scottish Borders Council.

2017 ANTI-MONEY LAUNDERING REGULATIONS

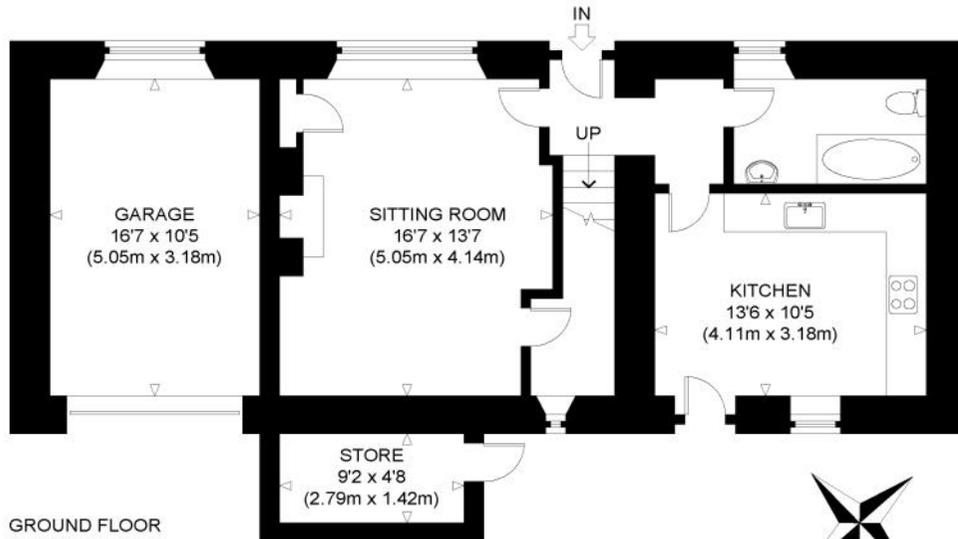
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider "First AML" will contact the purchaser to 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 734 SQ FT / 68.3 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 790 SQ FT / 73.4 SQ M

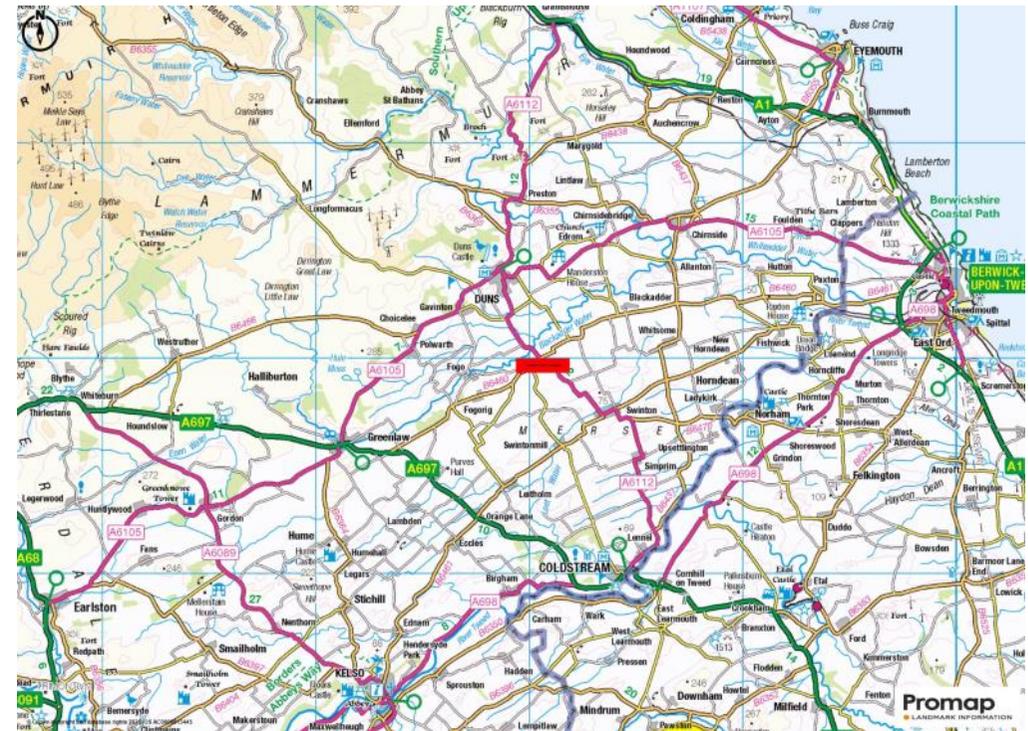


BOGEND FARM COTTAGES

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1524 SQ FT / 141.7 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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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 solicitors 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 Solicitor, 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 agents 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 April 2025.



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