



1 & 2 Birgham Haugh Cottages - Available As A Whole Or Two Lots

Birgham, TD12 4NF



A pair of semi detached stone built cottages in a pleasant village setting, sitting on a large plot.

Available as a whole or as two lots, the cottages offer an exciting development and renovation project with so much potential



Located within the desirable village of Birgham which sits on the banks of the River Tweed mid way between Coldstream and Kelso, 1 & 2 Bigham Haugh Cottages offer an exciting development and renovation project. Currently comprising of two semi detached stone built cottages which occupy a sizeable plot with a large area of garden extending to the rear.

The cottages are available for purchase individually or as one lot. Having been vacant for some time, the cottages now present an opportunity for further development, Each cottage currently offers accommodation over two floors, both with three bedrooms.

To the rear of the cottages lies an extensive area of garden which is currently laid to grass. If developed individually, each would benefit from its own private area of ground together with designated parking spaces. There are various opportunities for each individual cottage to be extended further and the current vendors have had architect plans drawn to demonstrate some options of how this could be done.

Alternatively the cottages could be combined to create one substantial detached dwelling, and again drawings have been produced to demonstrate some of the options available .

### LOCATION

The Berwickshire village of Birgham lies some 5 miles down The Tweed from Kelso with a thriving village community and active village community. Educational and sporting facilities and quality shops at nearby Kelso or Coldstream where the Hirsell Estate is a particular attraction. Birgham has good links with Edinburgh and Newcastle an hour by car and the main east coast rail connection at Berwick-upon-Tweed some eighteen miles distant. Birgham also benefits from a regular bus service with connections to both Edinburgh and Newcastle

### HIGHLIGHTS

- Exciting development opportunity
- Pretty stone built cottages
- Available as separate lots or as a whole

- Potential to create wonderful family homes
- Lovely village setting
- Large area of garden

### SERVICES

Mains water, drainage and electricity. Partial double glazing within each cottage. Neither cottage currently has a functioning heating system.

### ADDITIONAL INFORMATION

The properties are suitable for cash buyers.

### DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///establish.rich.audio](https://www.what3words.com/establish.rich.audio)

### COUNCIL TAX

Both Band B

### ENERGY EFFICIENCY

Both Rating G

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### PRICE & MARKETING POLICY

1 Birgham Haugh - Offers Over £115,000

2 Birgham Haugh - Offers Over £115,000

1 & 2 Birgham Haugh as One Lot - Offers Over £230,000

Offers are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 Email - [Enq@hastingslegal.co.uk](mailto:Enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.



