

For Sale



4 WEST FOULDEN FARM COTTAGES  
BERWICK-UPON-TWEED TD15 1UL

fbrseed

LAND AGENTS &  
CHARTERED SURVEYORS



# 4 WEST FOULDEN FARM COTTAGES

BERWICK-UPON-TWEED TD15 1UL

Chirnside 2.5 miles, Berwick-upon-Tweed 7 miles, Duns 9 miles,  
Edinburgh 51 miles (Distances approx.)

4 West Foulden Farm Cottages is a spacious 3-bedroom mid-terrace cottage located just outside of the picturesque village of Foulden in the Scottish Borders. The property presents well but would now benefit from some cosmetic refurbishment throughout.

- Fantastic countryside views
  - Enclosed rear garden
- Potential for refurbishment
- Detached single car garage

Freehold.

Council Tax Band: C

EPC Band: F

**OFFERS OVER £140,000**



## DESCRIPTION

Number 4 West Foulden Farm Cottages is an attractive mid terrace cottage set in a wonderful countryside location. The property is of a traditional stone and slate construction and would benefit from some upgrading but affords a wonderful opportunity to create a charming country home. The property benefits from superb outlooks from both the front and rear aspects of the house. Surprisingly for a traditional farm cottage the rooms are well sized and there is plentiful storage space throughout the property. Externally there is an easy managed enclosed rear garden with open views across farmland, a detached single car garage with up and over door and also a convenient coal store. There is off street parking for two vehicles.

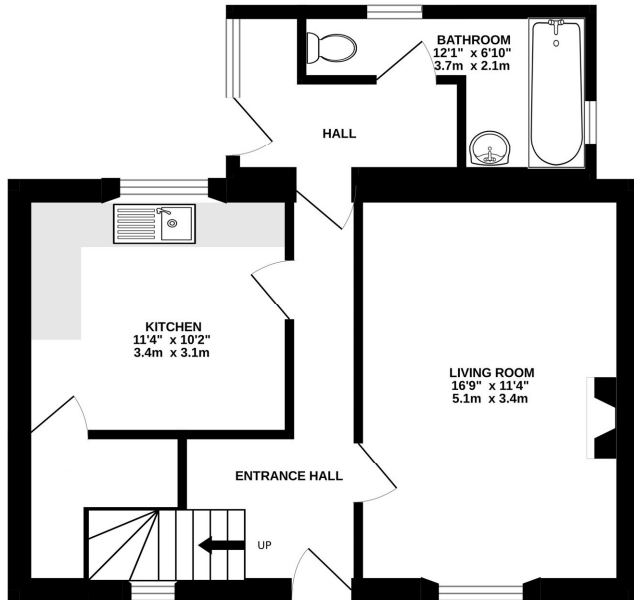
Viewing is highly recommended to appreciate all this home has to offer.

## ACCOMMODATION

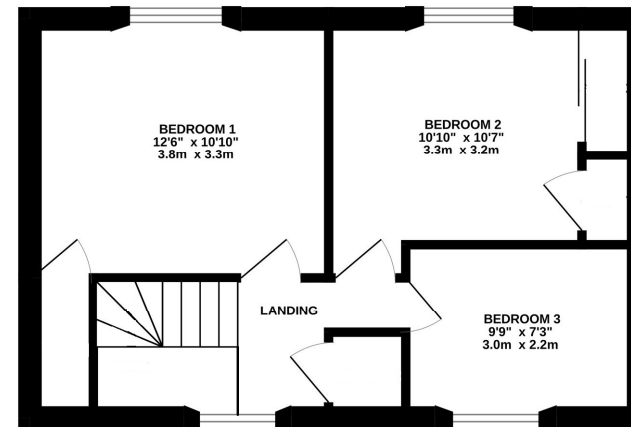
**Ground floor** - Entrance Hall, Living Room, Kitchen with larder, Bathroom

**First floor** - Landing with storage cupboard, Double Bedroom, Double Bedroom, Single Bedroom

GROUND FLOOR  
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION

West Foulden lies midway between the two border villages of Foulden and Chirnside both with thriving local communities. Chirnside being the larger of the two offers shops, inns, a post office, pharmacy and primary school. Secondary schooling is available in the nearby town of Duns (approx 9 miles) which also provides a good range of shopping and leisure facilities. The English border is just 2.5 miles away and offers more extensive shopping and recreational facilities in the coastal town of Berwick-upon-Tweed (7 miles). Here there is also an east coast mainline train station and the main A1 road offering superb transportation links to the North and South.

## DIRECTIONS

Please use the postcode TD15 1UL or what3words  
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## SERVICES

The property benefits from mains water, mains electricity and mains drainage. Heating is by way of electric storage radiators. These services have not been tested and therefore there is no warranty from the agents.

## FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

## HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

## VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

## SOLE SELLING AGENT

FBRSeed, Rose Lane, Kelso, TD5 7AP.

Tel: 01573 224381.





## **AUTHORITIES**

Scottish Borders Council  
Council Headquarters, Newtown St.  
Boswells  
Melrose TD6 OSA  
Tel: 0300 100 1800

## **RIGHTS & EASEMENTS**

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters.

There will be a shared responsibility for the upkeep and maintenance of boundary fences.

## **TENURE**

Freehold.

## **METHOD OF SALE**

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

## **OFFERS**

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

## **DATE OF ENTRY**

By mutual agreement.

## **GUIDE TO INTERESTED PARTIES**

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in May 2024.

## **HEALTH & SAFETY**

For your own personal safety please be aware of potential hazards within the property when viewing.







**IMPORTANT NOTICE**

FBRSeed, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. FBRSeed have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

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