

For Sale



2 BUTTERLAW FARM COTTAGES
COLDSTREAM TD12 4HQ

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

2 BUTTERLAW FARM COTTAGES

COLDSTREAM TD12 4HQ

Coldstream 4.5 miles, Duns 8 miles, Kelso 11 miles, Berwick-upon-Tweed 12 miles, Edinburgh 48 miles (Distances approx.)

2 Butterlaw Farm Cottages is a spacious 2/3 bedroom mid-terrace cottage occupying a superb rural location in the Scottish Borders. The property benefits from spacious accommodation throughout along with some fantastic period features.

- Outstanding countryside views
 - Front & rear gardens
 - Rural but accessible location
 - Dining Room / Third Bedroom

Freehold.

Council Tax Band: C

EPC Band: E

OFFERS OVER £225,000



DESCRIPTION

Number 2 Butterlaw 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 towards the Cheviot hills to the south. All the room are spacious with plentiful storage throughout the property. Externally there is an enclosed rear garden with separate access via a communal lane.

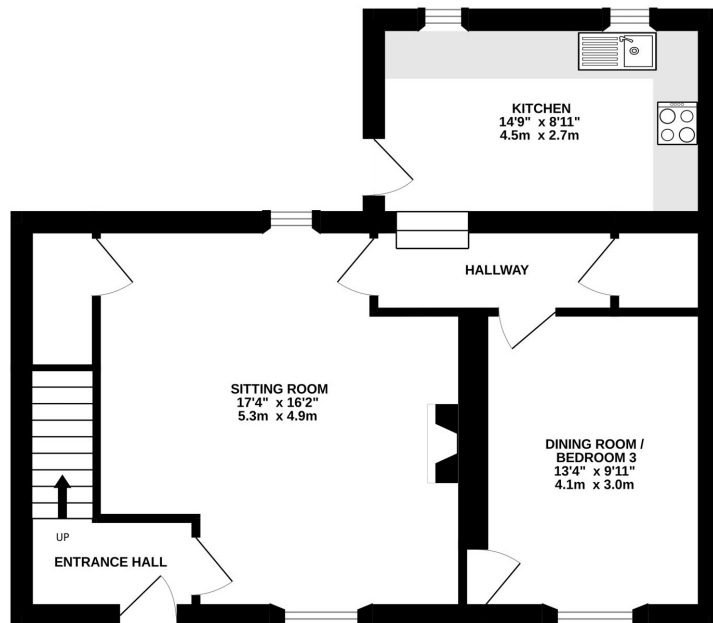
Viewing is highly recommended to appreciate all this home has to offer.

ACCOMMODATION

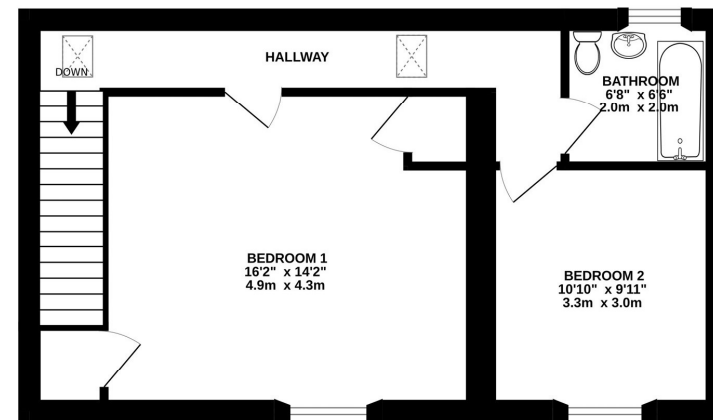
Ground floor - Entrance Hall, Sitting Room, Kitchen, Dining Room/Bedroom 3

First floor - Landing, Bedroom 1, Bedroom 2, Bathroom

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 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

Butterlaw is a small rural hamlet which lies 4 miles to the North of Coldstream. Coldstream is referred to as “The first true border town” as it is located just over the River Tweed which acts as the physical border with England. The town boasts a variety of amenities including shops, pubs, cafes and recreational pursuits such as golf, tennis, beautiful riverside walks and of course fishing. Primary schooling is offered in the nearby village of Swinton (3 miles) with Secondary schooling at Berwickshire High (8 miles). More extensive shopping and recreational facilities can be found in the coastal town of Berwick-upon-Tweed (12 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 TD12 4HQ or what3words ///standards.success.baths

SERVICES

The property benefits from mains water and mains electricity. Heating is by way of oil-fired boiler. Drainage is by way of shared septic tank. 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.

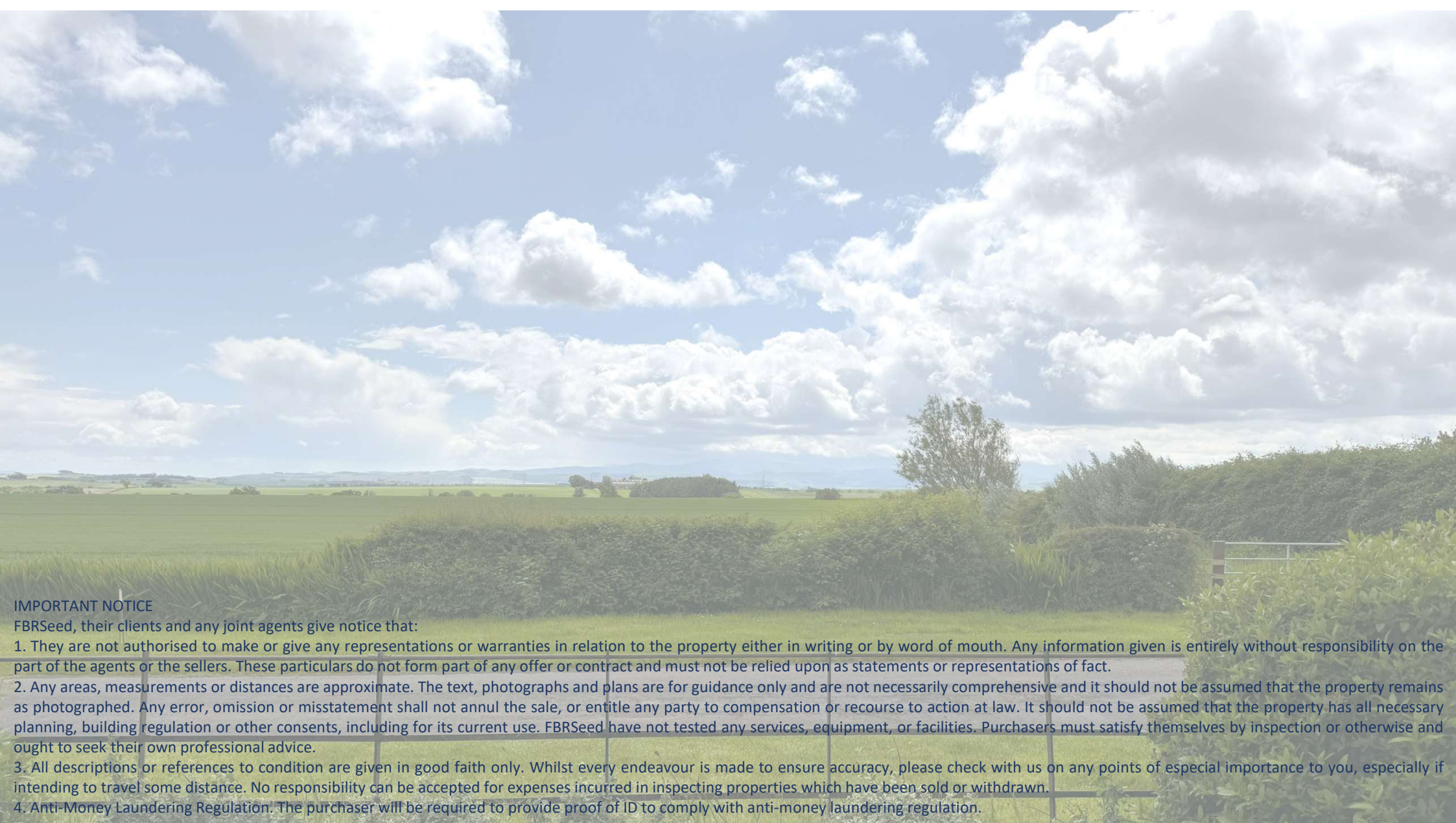
GUIDE TO INTERESTED PARTIES

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 June 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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