



**1 Birken-side Farm Cottages is an immaculately presented two-bedroom end-terrace cottage situated in the heart of the Borders countryside. With charming views across the garden and beyond, the property lies three miles north of Earlston, whilst occupying a lovely semi-rural position with extensive garden grounds and private off-street parking. There are excellent transport links with the A68 readily available or the Borders Railway at Tweedbank, along with a strong school catchment for Earlston primary and secondary schools.**

**Internally, the property offers deceptively spacious accommodation across one level comprising two bedrooms, a bathroom with overhead shower, a sitting room, a breakfasting kitchen, a garden room and office area. With attractive features throughout, there is good storage, including the spacious floored and carpeted attic with loft ladder access, double glazing, along with oil fired central heating and a multi-fuel stove in the sitting room.**

**Externally, the property benefits from the most unusual and extensive garden grounds. To the rear is a generous parking area with a south west facing area of lawn and a summer house which catches the last of the evening sun, and leads down through a wrought iron gate to the extensive and beautifully laid out garden, which is also south west facing, at the side of the house and has a large lawn, well stocked and colourful borders and flower beds, along with terraced areas offering an idyllic outside space for more informal entertaining, which is accessed directly off the garden room. Across from the property is further south west facing garden ground which is bounded by drystone wall and picket fence and offers potential for fruit and vegetables, or as a lovely wild garden with meadow flowers and sweet peas.**

**Only eleven miles from the Borders Railway, which runs from Tweedbank to Edinburgh, Edinburgh is also easily accessible via the A68, along with most Borders towns plus the Borders General Hospital which is readily available from this central location.**

**Edinburgh 32 miles. Melrose 9 miles. Tweedbank 11 miles. Lauder 5 miles. Earlston 3 miles.**

**(All distances are approximate)**

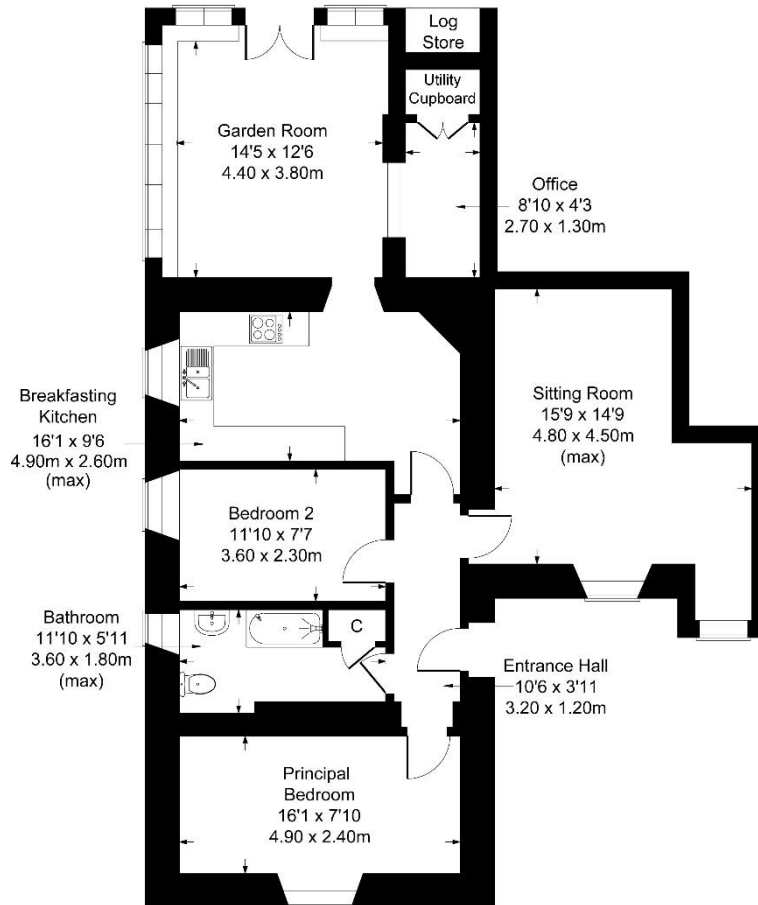
#### **Location:**

1 Birken-side Farm Cottages is situated in a very attractive semi-rural position at Birken-side which lies three miles north of Earlston and five miles south of the historic town of Lauder. Earlston has a wide range of amenities which include a Morrisons supermarket with petrol station, a selection of shops, pubs, and a hotel. Lauder also has a range of amenities including a variety of individual shops, pubs, hotels and coffee shops as well as a Co-op with a petrol station. Melrose, nine miles from Birken-side, also provides a larger selection of shops, hotels and eateries plus access to the Borders General Hospital. For a wider selection of amenities, Galashiels is twelve miles from Birken-side and has a Tesco, an ASDA, a Marks & Spencer, many other High Street brands and a cinema. Excellent primary and secondary schooling is available in Earlston, with the high school, continually ranking highly throughout Scottish state schools. There is also private schooling at St. Mary's Prep School for ages 3-13 in Melrose. Local tourist attractions can be found across the region including Scotts View, Melrose Abbey, Abbotsford House, Mellerstain House and a selection of gardens across the area. For the outdoor enthusiast there is fishing on the River Tweed, horse-riding, walking, golf, shooting, and mountain biking making it a highly desirable area with numerous activities. The property is well placed for commuting to Edinburgh and most Border towns with direct access to the A68, which runs to Edinburgh in the North and Newcastle in the South. The Borders Railway running from Tweedbank to Edinburgh lies approximately eleven miles away with a further station in Galashiels at the Transport Interchange. Edinburgh and Newcastle airports - both international, offer an excellent choice of destinations and are 37 miles and 69 miles away respectively.





# 1 Birken-side Farm Cottages, Earlston TD4 6AR



FOR ILLUSTRATIVE PURPOSES ONLY

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### Directions:

For those with satellite navigation the postcode for the property is: TD4 6AR  
Coming from Edinburgh take the A68 South, passing through Pathhead, and Lauder. Approximately five miles from Lauder you will cross over the River Leader. Take the next left turn signed Birkenside/Legerwood. Follow the road round and bear left at the Toll Cottage. The next property on the right-hand side is 1 Birkenside Farm Cottages. Proceed past and turn right and park in the parking bay above the cottage.

Coming from the South take the A68 North and after approximately three miles after Earlstoun turn right signed Birkenside/Legerwood and follow the above directions.

### FURTHER INFORMATION:

#### Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale.

#### Services:

Mains electricity, mains water, shared septic tank drainage, oil fired central heating, telephone and broadband

#### Outgoings:

Scottish Borders Council Tax Band Category: D

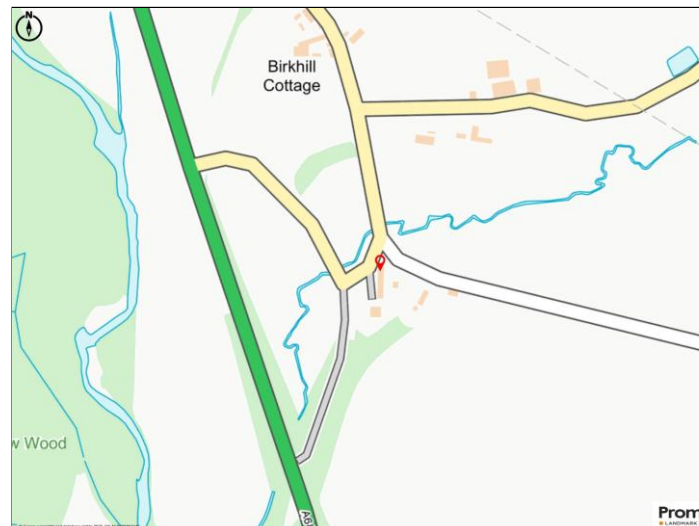
#### EPC Rating:

Current EPC: D62

#### Viewings:

Strictly by appointment with the selling agents.

Offers in Scottish legal form must be submitted by your solicitor to the selling agents. Interested parties are also advised to instruct their solicitor to note interest with the selling agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest offer or any offer and the seller reserves the right to accept any offer at any time. No responsibility can be accepted for expenses incurred in inspecting or visiting properties which have been sold or withdrawn.



Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy cannot be guaranteed. They must not be relied upon as statements or representations of fact and shall not form part of any offer or contract thereon.

The text, photographs, plans or diagrams, within these particulars are for guidance only, and all areas, room measurements and distances are approximate.

Macpherson Property has not tested any services, equipment or facilities, and all intending purchasers must satisfy themselves, by inspection or otherwise, that the information given is correct, as no warrant is given or implied.



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