



2 Newhall Farm Cottages, Traquair, Innerleithen, EH44 6PY
Offers Over £280,000



A wonderful two-bedroom, traditional stone mid-terrace country cottage boasting an idyllic rural setting, nestled amidst stunning open countryside located on the outskirts of Traquair village, a mere three miles south of the bustling Borders town of Innerleithen.



DESCRIPTION:

Dating back to around 1860, this charmingly cosy rustic cottage offers accommodation totalling 747 square feet with a comfortable layout that flows seamlessly across one level. Enjoying magnificent private gardens to the front and rear extending to almost half an acre, excellent amenities in the nearby Border Towns of Innerleithen and Peebles, this truly handsome property would make a homely permanent residence, excellent holiday home, or an ideal investment purchase and early viewing comes highly recommended.

Tastefully presented, perfectly blending traditional charm with modern upgrades, the internal accommodation comprises, a welcoming entrance hallway with ample storage space for outdoor wear, wellie boots, and shoes. Graciously enjoying views to the front, the fabulous open plan sitting, dining room awaits. This cosy and inviting room provides ample space for both lounge and dining furniture, whilst a wood burning stove serves as a real focal point providing the perfect ambience, for gatherings with friends and family, or to simply relax with an aperitif and a good book. The stylish kitchen area, open to the sitting and dining area, is fitted with an excellent range of modern wall and base units complemented by contrasting worktop surfaces, and a window to the rear with garden views. Integrated appliances include an electric oven and hob, whilst space and utilities are provided for a fridge freezer, and a washing machine. Accessed via the entrance hallway, the relaxing principal bedroom also enjoys views to the front and features a second wood burning stove making this room a warm and cosy retreat after a day out exploring. Additionally, the principal bedroom features a private ensuite shower room, and a separate WC. Set to the rear of the cottage with a window overlooking the wonderful gardens is a comfortable double bedroom, and the family bathroom.

OUTSIDE:

Externally; the charm continues with enchanting private garden grounds to the front and rear of the cottage extending to almost half an acre. The front garden is predominantly a well-kept lawn, complemented by sections of mature plants and vibrant flower beds, creating a warm and inviting entrance. The expansive rear garden is thoughtfully divided into various sections, meticulously created by the current owner. It features a stunning assortment of flower beds, lush lawns, and natural wild woodland areas, whilst a paved patio area surrounded by vibrant flowers creates the perfect setting for alfresco dining. A charming orchard walled area, includes apple and plum trees, adding to its appeal, alongside a productive vegetable patch and well-established shrubbery, creating a picturesque and diverse outdoor space. Additionally, there are two stone and brick-built outbuildings offering practical and secure external storage solutions.

LOCATION:

Newhall Farm Cottages are situated on the outskirts of the charming Borders village of Traquair, nestled in the heart of the scenic Scottish Borders countryside. Traquair is perfectly positioned for outdoor enthusiasts, offering a wide range of activities such as river fishing, numerous golf courses, horse riding, hill walking, and the world-renowned mountain biking trails of Glentress and surrounding Forests. The nearby town of Innerleithen provides a variety of local amenities, including shops, a medical centre, post office, hotels, restaurants, cafes, and a primary school with nursery-level education. Just a short drive away, Peebles offers additional services, including a high school, major supermarkets like Tesco and Sainsbury's, as well as a swimming pool and leisure centre. The village of Traquair is home to Traquair House, Scotland's oldest inhabited house which hosts a selection of events year-round suited to all members of the family and locals enjoy taking advantage of the annual pass available. For commuting, Edinburgh is about 28 miles away by car, or a 55-minute train ride from Tweedbank, located 16 miles away. Additionally, Edinburgh has a mainline railway station connecting to the north and offering a high-speed link to the south.





SERVICES:

Shared private water and drainage. Mains electricity. Solid fuel back boiler heating. Mixture of timber and UPVC double glazed windows. Telephone and broadband connection.

ITEMS TO BE INCLUDED:

All fitted floor coverings, fitted light fittings, blinds throughout, and both integrated and free-standing kitchen appliances will be included in the sale of the property. The wardrobe in the rear bedroom will also be included in the sale.

COUNCIL TAX AND LOCAL AUTHORITY:

For Council Tax purposes this property has been assessed as band category A. Amount payable for year 2024/2025 - £1,268.33. The local authority is Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 824 000.

EPC RATING:

The Energy Efficiency Rating for this property is D (65) with potential B (81).

VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. 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. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

ANTI-MONEY LAUNDERING REGULATIONS:

As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared September 2024.

Newhall Farm Cottage, Traquair, Innerleithen, Scottish Borders, EH44 6PY



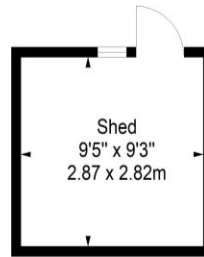
Approx. Gross Internal Area
747 Sq Ft - 69.40 Sq M

Out Buildings

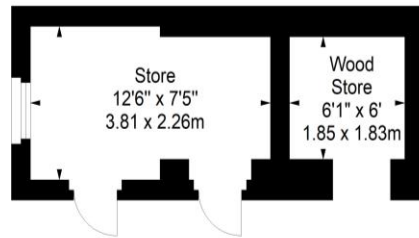
Approx. Gross Internal Area
221 Sq Ft - 20.53 Sq M

For identification only. Not to scale.

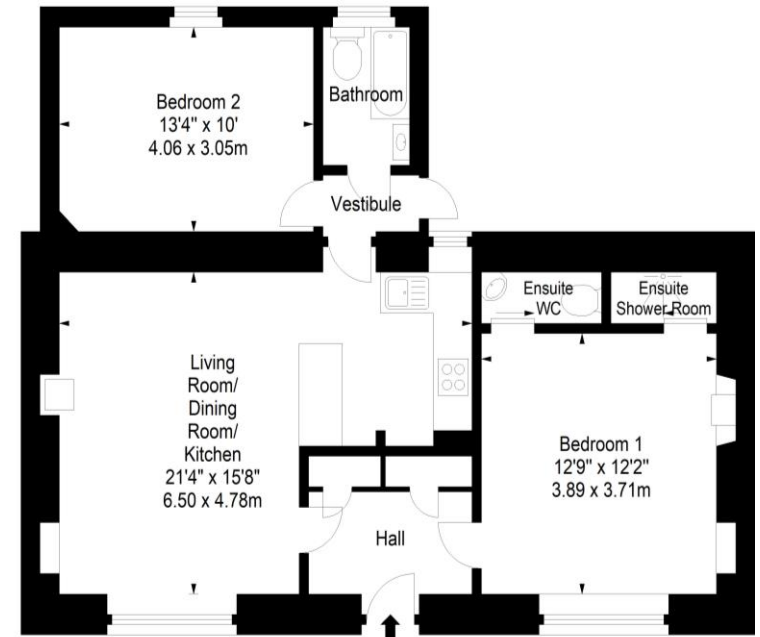
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Ground Floor



Ground Floor



Ground Floor



Please note: A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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10 Northgate, Peebles, EH45 8RS
Tel: 01721 540170 Fax: 01721 520104
Email: mail@jbstateagents.co.uk
www.jbmstateagents.co.uk